

COMMUNITY PLANNING GROUP/STAFF'S/PLANNING COMMISSION

CASE NO. PTS# 122002

STAFF RECOMMENDATION

Certify Mitigated Negative Declaration No. 122002, and **Adopt** the Mitigation Monitoring and Reporting Program; and **Approve** Rezone No. 415850, Progress Guide and General Plan and Southeastern San Diego Community Plan Amendment No. 415854, Public Right-of-way Vacation No. 415855, Easement Vacation No. 454297, Vesting Tentative Map No. 415852, Planned Development Permit No. 454025, Site Development Permit No. 415853 and Conditional Use Permit No. 431367

PLANNING COMMISSION

YEAS: 4; Garcia, Griswold, Smiley and Ontai

NAYS: 0

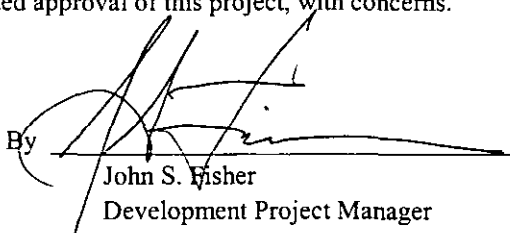
ABSTAINING:

TO: Adopt Staff's recommendation

COMMUNITY PLANNING GROUP

LIST NAME OF GROUP: Southeast San Diego Community Planning Committee☒ Community Planning Group has recommended approval of this project, with concerns.

By


John S. Fisher

Development Project Manager

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THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 4, 2007 **REPORT NO.** PC-07-141

ATTENTION: Planning Commission, Agenda of October 11, 2007

SUBJECT: COMM 22 – PROJECT NO. 122002. PROCESS 5

REFERENCE: Report to Planning Commission No. PC-05-318

**OWNER/
APPLICANT:** San Diego City School District, California Department of Education/
COMM 22, LLC (Attachment 17)

SUMMARY

Issue(s) - Should the Planning Commission recommend to the City Council approval of a 252 unit mixed use, transit oriented development combining affordable family and senior housing with a day care facility, community serving commercial and retail space, office space, market rate live-work lofts and for sale townhomes on 4.58 acre site south of Commercial Street, between 21st Street and Harrison Avenue?

Staff Recommendation -

1. Recommend to the City Council **Certification** of Mitigated Negative Declaration No. 122002, and **Adoption** of the Mitigation Monitoring and Reporting Program; and
2. Recommend to the City Council **Approval** of Rezone No. 415850, Progress Guide and General Plan and Southeastern San Diego Community Plan Amendment No. 415854, Public Right-of-way Vacation No. 415855, Easement Vacation No. 454297, Vesting Tentative Map No. 415852, Planned Development Permit No. 454025, Site Development Permit No. 415853 and Conditional Use Permit No. 431367.

Community Planning Group Recommendation - The Southeastern San Diego Community Planning Committee voted 7:0:0, on September 18, 2007, to recommend approval of the proposed actions, with concerns. Please refer to the Discussion section.

Environmental Review - A Mitigated Negative Declaration No. 122002 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The proposed project would create 252 new housing units on a currently vacant site. Of the 252 units, 197 would be affordable to lower income households. More specifically, 70 senior citizen units and 127 family housing units would be provided at 60 percent of area median income. The family housing units would include 34 units with three bedrooms for larger families or households. All of the 197 affordable units would be rentals. There would also be 55 market-rate units which would include 17 townhouse condominium units, 11 studio units and 27 live-work lofts.

BACKGROUND

The project site is currently identified in the Southeastern San Diego Community Plan for Industrial and Residential uses (Attachment 1). The proposed project is located within the Logan Heights neighborhood of the Southeastern San Diego Community Plan, more specifically located on the southern side of Commercial Street, between 21st Street and Harrison Avenue (Attachment 2). The site is currently owned by the San Diego Unified School District (District) and was used as the District's Maintenance and Operations Center until 1988. The project is comprised of three separate sites, referred to as Site A, Site B and Site C. Site A currently contains six structures, Site B is currently vacant, and Site C currently contains concrete building foundations remaining from former uses (Attachment 3).

Site A was first developed by the San Diego Board of Education with the construction of a single-story warehouse (Building A-1) between 1910 and 1915 at the northeast corner of the site. Building A-1 was originally used for storage, a carpenter shop, and a stock room. Between 1915 and 1925, a second story was added to the structure, and in 1920, a lean-to structure (Building A-2) was added to the west side of Building A-1. The City Schools Warehouse Building (Building A-3) was constructed in 1929 and consists of four stories plus a basement. Building A-3 housed a variety of uses, including auto repair and auto wash, print shop, welding and repair space, office space, and general storage. In approximately 1930, a carpentry shop (Building A-4) was constructed along the southeast side of Site A. This structure was originally a one-story building with crawl space and functioned as a carpentry shop. Building A-5 was added to the north side of Building A-4 in 1956 and functioned as a workroom, tool crib, paint department, and most recently as office and storage areas in support of the carpentry shop. A prefabricated metal building (Building A-6) is located at the southern tip of the site and was used for piano tuning and equipment repair.

Records indicate that the northern portion of Site B was used for material storage sometime prior to 1951. The southern portion of the site was occupied by residential dwellings from at least 1906 through 1963. Site B was ultimately used for building material storage, vehicle and heavy equipment parking, and drum storage.

Site C was developed as the District's Maintenance Facility around 1950. Site C contained four buildings; Building C-1, Building C-2, Building C-3, and Building C-4. Building C-1 was used as a paint shop and electrical shop. Building C-2 was used for offices and a conference room. Building C-3 was used as a garage with offices and machine shop. Building C-4 was used as a welding shop and storage space.

DISCUSSION

Project Description

The proposed project requires a General/Community Plan Amendment to change the site's land use designation as identified in the Southeastern San Diego Community Plan from Industrial and Residential to Community Commercial; a Rezone from SESDPD I-1 and SESDPD-MF-3000 Zones to CC-3-5 Zone; a Public Right-of-Way Vacation to vacate a portion of Irving Avenue and 22nd Street; an Easement Vacation to vacate drainage, sewer, and utility easements; Vesting Tentative Map to subdivide the site for condominiums and separate ownerships, Planned Development Permit to allow deviations from the regulations of the CC-3-5 Zone to provide a greater benefit to the City and the public, Conditional Use Permit to allow senior housing component of the project, and a Site Development Permit as required by the Southeast San Diego Planned District to allow development. The project is located on three sites along Commercial Street, between 21st Street and Harrison Avenue within the Southeastern San Diego Community Plan (Attachment 3).

The COMM 22 project proposes to redevelop the former Maintenance and Operations Center into a mixed-use, transit-oriented development combining work-force family and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for sale town homes (Attachment 4). An important part of the proposal is the reuse of the existing four-story warehouse building on the southeastern corner of Commercial Street and 21st Street. The existing warehouse would be rehabilitated to provide office and live-work loft uses. The other seven buildings proposed by the project would be new construction (Attachment 5). The project would create 252 dwelling units, 27,835 square feet of commercial retail and office space, and a 5,447 square foot child day care facility for a maximum of 74 children and 13 staff. Of the 252 dwelling units, the project would provide 27 market rate live/work lofts, 11 studio apartments, 127 affordable family and 70 senior housing apartments, and 17 for-sale market rate condominiums.

In addition, the proposed project would include enhanced plaza areas for public gathering, pedestrian connectivity throughout the site, and convenient access to public transportation (Attachment 6). The proposed project would upgrade the infrastructure, including streetscape

improvements, re-alignment and construction of storm drains, water and sewer lines, and undergrounding of power lines.

Community Plan Analysis

The 4.6 acre project site located at 22nd. and Commercial Streets in the Logan Heights neighborhood of the Southeastern San Diego Community Plan. The project site includes the south side of Commercial Street from 22nd. to Harrison Ave. which is currently designated Industrial. That portion of the project area immediately south of Commercial Street is currently designated Residential at a density range of 10 - 15 dwelling units per acre. The proposed community plan amendment would change the designation of the site to Community Commercial (Attachment 7). This designation is not currently in the Southeastern San Diego Community Plan. However, it is among those designations included in the draft General Plan. The Community Commercial designation would allow mixed use development with a residential density range of 30 - 74 dwelling units per acre. Based on the new designation, the project site could accommodate between 138 – 340 dwelling units. With 252 units proposed, the project conforms with the proposed density range.

The Southeastern San Diego Community Plan currently does not include a mixed use land use designation. It does include a multiple use designation which allows either residential or commercial use but not both on the same site. Therefore the proposed amendment would introduce a mixed use, Community Commercial land use designation into the Southeastern San Diego Community Plan.

The site of the proposed community plan amendment is strategically situated for mixed use development in that it is immediately east of the East Village district of downtown where considerable mixed use development has occurred in recent years and is on a major transit corridor with a light rail station located nearby at 25th. Street. Given the location and the proposal to create a multi-acre mixed use development on a transit corridor, the proposed amendment could potentially begin to implement a “transit corridor village” as defined in the draft General Plan. The Village Propensity Map in the draft General Plan identifies the Imperial – Commercial corridor as having a “high” propensity for village development.

Conformance with Community Plan Objectives

The proposed amendment would help to implement several objectives in the Southeastern San Diego Community Plan. The project would implement the Residential Element objective of respecting the housing character, scale, style and density of existing residential neighborhoods in that it would serve to transition from the commercial corridor along Commercial Street to the existing single-family and two-family residences located to the immediate south of the project area on Julian and Beardsley Streets and Irving Ave. The proposed residential units would be 3 and 4 story townhouse style construction with a height of approximately 43 feet. The project would implement the Community Plan Commercial objective to provide attractive quality community and neighborhood commercial facilities by providing a variety of commercial services and facilities including a bank, health center, employment center, retail and office space and a child day care center. It would also address the Industrial Element objective of decreasing

land use conflicts between industrial and residential or commercial development by redesignating land fronting on Commercial Street from Industrial to Community Commercial. The redesignation would facilitate the phasing out of existing industrial and warehouse uses, replacing them with commercial and residential development. The existing industrial land along Commercial Street is primarily dominated by warehouse and storage uses and is not considered "prime" as defined in the draft General Plan. As specific mixed use and residential projects are proposed, the Collocation/Conversion Suitability Factors in the draft General Plan should be applied in order to assess impacts. These factors are addressed more fully with respect to COMM 22 in Attachment 5 "Response to Planning Commission Initiation Issues."

The project addresses several Urban Design Element objectives. First, it would improve the visual and physical character of the neighborhood by providing well designed storefronts with residential townhouse style units on top, on a site that has long been vacant and underutilized. Secondly, it would upgrade the quality of new multi-family residential development by introducing live-work units into the Southeastern community and providing new multi-family housing that address recommendations in the Urban Design Element of the community plan to control bulk and scale by breaking building facades into smaller scale visual components, varying the exterior facades and incorporating balconies and ground level and upper story setbacks. Finally, it would enhance the community's image through streetscape improvements along major streets and within the neighborhoods by proposing both hardscape and landscaping improvements along Commercial Street, including pedestrian pop-outs at 22nd Street and where Harrison Street intersects with Commercial Street, new sidewalks and street trees.

Finally, the project would address several Social and Economic Element objectives. First, it would contribute to achieving an economically and ethnically balanced community by providing 197 of 252 total units affordable to low income and senior households. Secondly, it would provide housing for all family sizes, including larger families by providing 27 live-work units, 42 studio apartments, 66 one-bedroom units, 68 two bedroom units and 49 three bedroom units. Thirdly, it would increase job opportunities and resources within the community by providing an estimated 45 – 55 new jobs generated by the new housing, childcare center and employment center.

Planning Commission Initiation Hearing

On November 17, 2005, the Planning Commission initiated an amendment to the Progress Guide and General Plan and Southeastern San Diego Community Plan by a vote of 6-0-0. At that hearing, staff was directed to analyze a number of land use issues. These included analyzing the broader Imperial Ave. - Commercial St. corridor with respect to land use and residential density potential, the future of the existing industrial uses on the corridor, the appropriate mix of affordable to market-rate housing on the corridor and the appropriate land use designation for the project site. Staff's analysis of these issues are covered in Attachment 8 entitled "Responses to Planning Commission Initiation Land Use Issues."

To briefly summarize the analysis, the Imperial Ave.- Commercial St. corridor is strategically situated (Attachment 9). In conjunction with a second major mixed use project located immediately north of the COMM 22 site on Imperial Ave., there is potential to create a dramatic

revitalization catalyst which could eventually transform the entire corridor from an underutilized warehouse/storage area to a mixed use village, taking advantage of the location near downtown and the trolley station at 25th St.

Relationship to Other Pending Community Plan Amendments

Currently, there are two other community plan amendments pending in the Southeastern San Diego community plan area. Both are significant and relate to the COMM 22 amendment.

One community plan amendment is on the north side of Commercial Street and on Imperial Avenue immediately north of the COMM 22 amendment. This amendment would involve the redevelopment of the Farmers Market site, also for mixed use. This proposed project is proposing approximately 430 dwelling units on a 3 acre site for a density of approximately 130 dwelling units per acre. In order to accommodate this level of development, this amendment is proposing an Urban Village designation. This amendment, in conjunction with the COMM 22 amendment has the potential for creating a synergistic critical mass in the form of two major mixed use, high density projects that could stimulate additional major reinvestment along the remainder of the Imperial Ave. - Commercial St. corridor. The Farmers Market amendment is now under review. Attachment 6 illustrates the location of the proposed Farmers Market project in relation to the COMM 22 project and the entire Imperial Ave – Commercial St. corridor.

The other amendment has been submitted by the Southeastern Economic Development Corporation to allow mixed use and higher density residential development primarily along Imperial Avenue and one of the pilot village sites located at Euclid/Market. This amendment is also now under review. Although none of the projects involved in this amendment are on the Imperial Ave. - Commercial St. corridor, it would introduce new mixed use land use designations to the Southeastern Community Plan that would be subsequently be available for other areas in the Southeastern community where mixed use, higher density development would be appropriate.

Additionally, the City Planning & Community Investment Department is planning to begin an update of the Southeastern San Diego Community Plan sometime in the next calendar year, pending the availability of fiscal and staffing resources. The update would provide the opportunity to examine the long term future of the corridor comprehensively and to tie all of the issues identified in this analysis together.

Architectural Design Statement

The vision of the design is to increase commercial, housing, community services and optimize public access through the existing neighborhoods of the Logan Heights Area to benefit the community. The design would provide a compact, affordable, urban neighborhood by creating a distinctive district. This district would be physically defined by the system of existing streets, neighborhood blocks, and the San Diego Trolley (Attachment 8). The project design would encourage pedestrian circulation and access to the San Diego Trolley. The proposed hierarchy of sidewalks, alleyways, lanes and streets would focus the pedestrian activity to the commercial retail component along Commercial Street and 22nd Street.

The neighborhood would be composed of a variety of uses such as; residential apartments, retail, child care, senior housing, and various neighborhood commercial services. Courtyards, urban pocket parks and landscaped open spaces could serve as gathering places for active and passive recreation, social interaction and a community space for all residents and visitors.

Architectural Character

The identity of the private and public spaces would reflect an architecturally urban design while creating a new vertical building type that would aspire to reinterpret and support the historic building qualities established by the former warehouse development. The following attributes characterize the proposed building design and esthetic for the three sites; A, B & C:

- Distinctive window patterns emulating a warehouse feeling and quality;
- Various roof forms and heights to facilitate solar power generation;
- Contemporary materials, such as corrugated metal panels; rails; vertical and horizontal awnings and signage; and the visual enhancement of building elements;
- The use of eclectic patterned glass frames in residential units with other vertical windows at lobbies and retail areas;
- The use of horizontal building wall planes articulated to compliment the exterior lines of the existing warehouse building;
- Front doors and stoops of townhomes in buildings 2 and 3 on the southern edges of the project to foster a character reminiscent of a row home;
- Use of color to provide a lively urban esthetic and artistic quality, while also injecting a rhythm to segment and separate the building massing; and
- Integrated retail and service orientated uses to provide services to existing local and future residents. Signage elements to create a retail identity and directional signage within and along the building perimeter to promote commerce and comprehension of the site by users.

Site Engineering

The project is very complex and requires a significant effort in the areas of coordination and design. As an infill redevelopment project adjacent to the San Diego trolley on a site with numerous easements and public improvements and infrastructure, the public improvements required for the project's implementation are extensive. The site work would include grading for all new structures, numerous utility and drainage modifications, a partial vacation of Irving and 22nd. Streets within the project limits, preparation of the site for construction of all new buildings and modifications to the existing buildings retained (Attachment 4, Sheets 1 of 8 through 8 of 8). The site is comprised of paved work areas in the eastern portion, structures and pavement in the western portion, and public streets. Remedial grading would be performed as necessary where underlying soils have been contaminated by previous activities occurring on the site. The majority of the site grading is necessary preparation for construction of the subterranean parking structures. The excavation for the parking structures would remove most, if not all, of the existing contaminated soils. The County of San Diego Department of Environmental Health would monitor all excavation of contaminated soils. All contaminated soils would be disposed of at the appropriate disposal sites permitted for receipt of such material. Clean excavated

material would also be disposed of at properly permitted sites. The proposed grading would require approximately 56,312 cubic yards of excavation and no embankment.

Wastewater improvements

An existing fourteen inch wastewater line crosses the site from east to west passing under existing structures on the proposed Lots 1, 2 and 3. This existing line would be realigned to flow north in Harrison Avenue, west on Commercial Street, and south in 21st Street where it would reconnect to the existing fourteen inch wastewater line in 21st Street. The wastewater line in Commercial Street would be placed as close as practical to the southerly curb to minimize any potential impacts constructing the line may have on the adjacent trolley system. Trench shoring during construction is anticipated. An existing six inch wastewater line also flows southeast to northwest and intersects the proposed Lot 3 where it connects to the existing fourteen inch line. This line would be rerouted in 22nd Street to flow northward until reaching the proposed fourteen inch wastewater line in Commercial Street.

Another existing six inch wastewater main flows northwesterly down the alley between Irving and Harrison Avenue. This six inch line would be rerouted through the site to Commercial Street. A new eight inch line and associated easement are proposed between Lots 6 and 7 and an existing private sewer lateral connects directly to the fourteen inch line near the southern property line on Irving Avenue. Since the fourteen inch line will be removed, this lateral would be rerouted to the proposed eight inch line. A private sewer easement would be required for this lateral. The Vesting Tentative Map shows these proposed public improvements (Attachment 4, Sheets 1 of 8 through 8 of 8).

Water improvements

The project site currently has a variety of existing water mains entering and crossing the property. The site is surrounded by existing 6, 8, 10 and 12 inch water mains located in the public right-of-way. Domestic water and fire service would be provided to the site through water meters for domestic service and separate fire service laterals and backflow prevention devices for the fire protection sprinkler systems.

The proposed improvements to the public water system are:

- Installation of a twelve inch water main in Cesar E. Chavez Parkway between Irving Avenue and Julian Avenue.
- Installation of a twelve inch water main in Beardsley and 22nd Street between Julian Avenue and Commercial Street.
- Installation of a fire hydrant where Irving Avenue is vacated.
- Installation of a fire hydrant on Harrison Avenue between Commercial Street and Cesar E. Chavez Parkway.
- Installation of a fire hydrant at Beardsley Street and 22nd Street.
- Relocation of a fire hydrant at Commercial Street and 22nd Street.

- Replacement of an existing eight inch water line in 21st Street from Julian Avenue to Commercial Street.
- Replacement of an existing eight inch line in Julian Avenue from 21st Street to Beardsley Street.

The Vesting Tentative Map shows these proposed public improvements (Attachment 4, Sheets 1 of 8 through 8 of 8).

Street Vacations/Rezoning

A street vacation is proposed for the northern end of Irving Avenue and a portion of 22nd Street where it intersects with Commercial Street (Attachment 4, Sheet 4 of 8). The existing trolley line in Commercial Street imposes specific clearance requirements on any work in the area of the trolley. All proposed public improvements on Commercial Street, including curbs must be a minimum of twelve feet from the existing trolley and, where on-street parking is provided there must be a minimum of twenty feet of physical separation between the trolley line and any improvements.

The project proposes to rezone the properties from SESDPD MF-3000 and SESDPD I-1 to CC-3-5. Attachment 11 indicates the limits of the proposed rezone.

Proposed Deviations

The COMM 22 project proposes nine deviations from adopted regulations and one deviation each from the street, wastewater and water design manuals. Staff has reviewed each of the requested deviations and supports approving the project with the deviations. Without approval of these deviations the project as conceived cannot be constructed and the greater benefits from implementing the project would not be realized.

Nine deviations are requested for the project from the Land Development Code sections, tables and one deviation each from the adopted Street Design Manual, Sewer Design Guide and Water Department Facility Design Guidelines. The deviations are to provide relief from the following Land Development Code regulations: 1) 131.0531 and Table 131-5E, 2) 131.0531 and Table 131-5E, 3) Section 131.0531 and Table 131-05E, 4) Section 131.0540(c), 5) Section 131.0552, 6) Section 131.0554 and Table 131-05F, 7) Section 132.0905, 142.0510, 142.0525, 142.0530 and 142.0560, 8) Landscape Regulations Table 142-04D and 9) Section 142.0409(a)1.

Deviation One: According to the CC-3-5 zone, the maximum allowable density on Site C is one unit per 1500 square feet of lot area or a maximum of 16.34 units. The project proposes to round up to reach a maximum of seventeen dwelling units on Site C. Staff supports this deviation to realize the greater benefits from implementing the project. A deviation from the maximum residential density permitted under the CC-3-5 Zone is necessary in order to provide an optimum number of affordable housing units over the total project site, Sites A, B and C.

Deviation Two: The project proposes a maximum front setback of 15 feet where the CC-3-5 Zone allows a maximum front setback of 10 feet. A deviation from the maximum front setback is necessary in order to accommodate a drainage easement along the Commercial Street frontage.

Deviation Three: The CC-3-5 zone required side and rear setback is ten feet at Site C. The applicant is proposing a five foot setback along the side and rear yard. To provide the greatest number of for-sale townhomes possible on as large a site as possible, staff supports the deviation to realize the greater benefits from implementing the project.

Deviation Four: The project proposes to allow residential use and residential parking in the first thirty feet of the lot on Site C. The regulation is designed to bring commercial uses to the street edge and limit parking and residential uses behind those commercial uses. Staff supports this deviation to realize the greater benefits from implementing the project.

Deviation Five: The CC-3-5 zone requires fifty percent of a street wall between three and ten feet above grade to be transparent. Windows looking into garage spaces do not count towards satisfying this requirement. Along Site C, seventeen for-sale townhomes, all of the ground level structure is considered garage and glazing provided in these locations do not meet the requirement. Staff supports this deviation to realize the greater benefits from implementing the project.

Deviation Six: The project proposes zero to four offsetting planes on building facades fronting the public right-of-way where a minimum of six offsetting planes are required per building façade. Without a deviation from the building articulation requirement for individual buildings, three bedroom family dwelling units would be reduced in floor area, to provide the necessary articulation, and would become two bedroom dwelling units. The articulation of the project has been viewed from a perspective of the whole development rather than individual buildings. How the spaces between buildings interact with each other, how negative and positive space is created throughout the development and not only how an individual building is articulated. Staff has considered the development of the entire site in deciding to support this deviation and not solely the individual buildings. Providing articulation on a building by building basis rather than a view which examines the whole development is not preferred over the loss of family oriented dwelling units. The provision of open spaces, courts, and building placement considered cumulatively has been considered rather than a finite examination of the individual buildings. Articulation has been examined in a manner that would examine the sum of the entire development, not just the pieces making up the building units of the development. Staff supports the deviation to realize the greater benefits from implementing the project.

Deviation Seven: The project proposes to implement alternative parking standards. Four specific deviations are included in this request. The project will reduce the parking ratio for the senior housing component from 1.0 per unit to 0.60 spaces per unit and provide six total guest parking stalls. The project will provide all of the parking required for Building 1 on Site B. The parking ratio for the commercial retail uses will be 2.1 spaces per 1000 square feet. The project will count tandem parking spaces as two stalls where tandem spaces are normally counted as one space. The project will allow residential parking along the first thirty feet of the lot for Site C where the CC-3-5 zone prohibits parking in this area. The alternative parking standards are

requested to facilitate the project's transit-oriented design and in consideration of the site's irregular lot shapes and the unique site constraints presented by infill development in an older neighborhood which also serves as a telecommunications hub and transit corridor for the City of San Diego. The transit-oriented design focuses on pedestrian activity and use of the trolley system in an effort to alleviate the need to provide parking on each site at the standards presently in effect. The current parking design creates greater efficiencies in the garage plan and allows other uses on the property such as courtyards and open areas and the development of an affordable housing project. Staff supports the deviation to realize the greater benefits from implementing the project.

Deviation Eight: The landscape regulations require one tree within thirty feet of each parking space. Due to the existing SDG&E easement along the southwest corner of Site B, trees cannot be located within 30 feet of each space. As an alternative, the required number of trees would be located elsewhere on the site in the courtyards and other pedestrian use areas. Staff supports these deviations to realize the greater benefits from implementing the project.

Deviation Nine: The project proposes to allow unconventional tree spacing along the western portion of Commercial Street. A deviation from the tree spacing requirement is necessary in order to preserve the historic building characteristics, including preservation of the existing ramp, and the deviation is needed for emergency fire access requirements. In order to off-set the tree spacing deficiency, the applicant has incorporated enhanced planting in other areas of the project site.

The Street Design Manual deviation will result in greater utilization of the site for the provision of affordable housing and will not negatively impact the provision of public services or facilities. Commercial Street is a 2-Lane Collector as shown in the Southeastern San Diego Community Plan's Transportation element. The curb-to-property line distance in the current Street Design Manual for this street classification is twelve to fifteen feet. In the case of a twelve foot parkway, a five foot general utility easement is required. The project will provide a ten foot parkway to allow the right-of-way to remain at the edge of the proposed drainage culvert and not reduce the area available for development of the site.

The Sewer Design Guide deviation would allow a new public improvement while preserving the existing trolley line without disruption to service and result in a safe facility. The project would install the new wastewater line on Commercial as close to the southerly curb line as possible. The ideal location would normally be beneath the parking lane within the right-of-way. To preserve the integrity of the trolley line, the new wastewater line would be located as far from the trolley tracks as possible to facilitate construction with the least impact on the tracks and the east bound driving lane of Commercial Street.

The Water Department Facility Design Guidelines deviation would locate a new water main in the 22nd Street right-of-way yet beneath the curb and sidewalk under the pedestrian pop-outs at the intersection of 22nd and Commercial Street. This would facilitate the reconnection of the water main to the existing ten inch main at the vacated Irving and Commercial Streets. Locating the water main further into Commercial Street could require construction extremely close to the existing trolley tracks potentially resulting in an interruption of service.

When considering the benefits the proposed project would bring to the community and City, staff supports these deviations. Other than the deviations listed above, the proposed project will comply with all other regulations of the Land Development Code and all Council policies relevant to the site.

Community Planning Group Recommendation

The Southeastern San Diego Community Planning Committee voted on September 18, 2007 to recommend approval of the proposed actions, with concerns (Attachment 12). The applicant has prepared a response to each of the 24 concerns expressed by the community group. Please refer to Attachment 13.

CONCLUSION

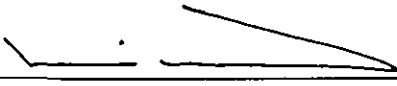
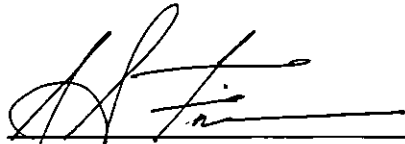
Staff has reviewed the request for a rezone, Southeastern San Diego Community Plan amendment, public right-of-way and easement vacation, vesting tentative map, planned development permit, site development permit and conditional use permit to allow a 252 unit mixed use, transit oriented development combining affordable family and senior housing with a day care facility, community serving commercial and retail space, office space, market rate live-work lofts and for sale townhomes on a 4.58 acre site. All issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the vacations, subdivision map and development permits (Attachments 14 and 15) and draft conditions of approval (Attachments 14 and 16). Staff is recommending the Planning Commission recommend to the City Council approval of the project as proposed.

ALTERNATIVES

1. Recommend to the City Council they **Certify** Mitigated Negative Declaration No. 122002, and Adopt the Mitigation Monitoring and Reporting Program; and Recommend to the City Council they **Approve** Rezone No. 415850, Progress Guide and General Plan and Southeastern San Diego Community Plan Amendment No. 415854, Public Right-of-way Vacation No. 415855, Easement Vacation No. 454297, Vesting Tentative Map No. 415852, Planned Development Permit No. 454025, Site Development Permit No. 415853 and Conditional Use Permit No. 431367, **with modifications**.
2. Recommend to the City Council they **Do Not Certify** Mitigated Negative Declaration No. 122002, and do not Adopt the Mitigation Monitoring and Reporting Program; and Recommend to the City Council they **Deny** Rezone No. 415850, Progress Guide and General Plan and Southeastern San Diego Community Plan Amendment No. 415854, Public Right-of-way Vacation No. 415855, Easement Vacation No. 454297,

Vesting Tentative Map No. 415852, Planned Development Permit No. 454025, Site Development Permit No. 415853 and Conditional Use Permit No. 431367, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,


Mike Westlake
Program Manager
Development Services Department
John S. Fisher
Development Project Manager
Development Services Department
Mary P. Wright
Deputy Director
City Planning & Community Investment Department

BOEKAMP/JSF

Attachments:

1. Community Plan Land Use Map
2. Aerial Photograph
3. Project Vicinity Map
4. Project Plans
5. Aerial Perspective
6. Courtyard public spaces
7. Proposed Community Plan Amendment (under separate cover)
8. Response to Planning Commission initiation issues
9. Imperial Avenue/Commercial Street Corridor
10. Master Site Plan
11. Proposed Rezone, Drawing B-4254
12. Community Planning Group Recommendation
13. Applicant responses to community concerns
14. Draft Map Conditions and Subdivision Resolution
15. Draft Resolution with Findings
16. Draft Permit with Conditions
17. Ownership Disclosure Statement
18. Project Data Sheet
19. Project Chronology

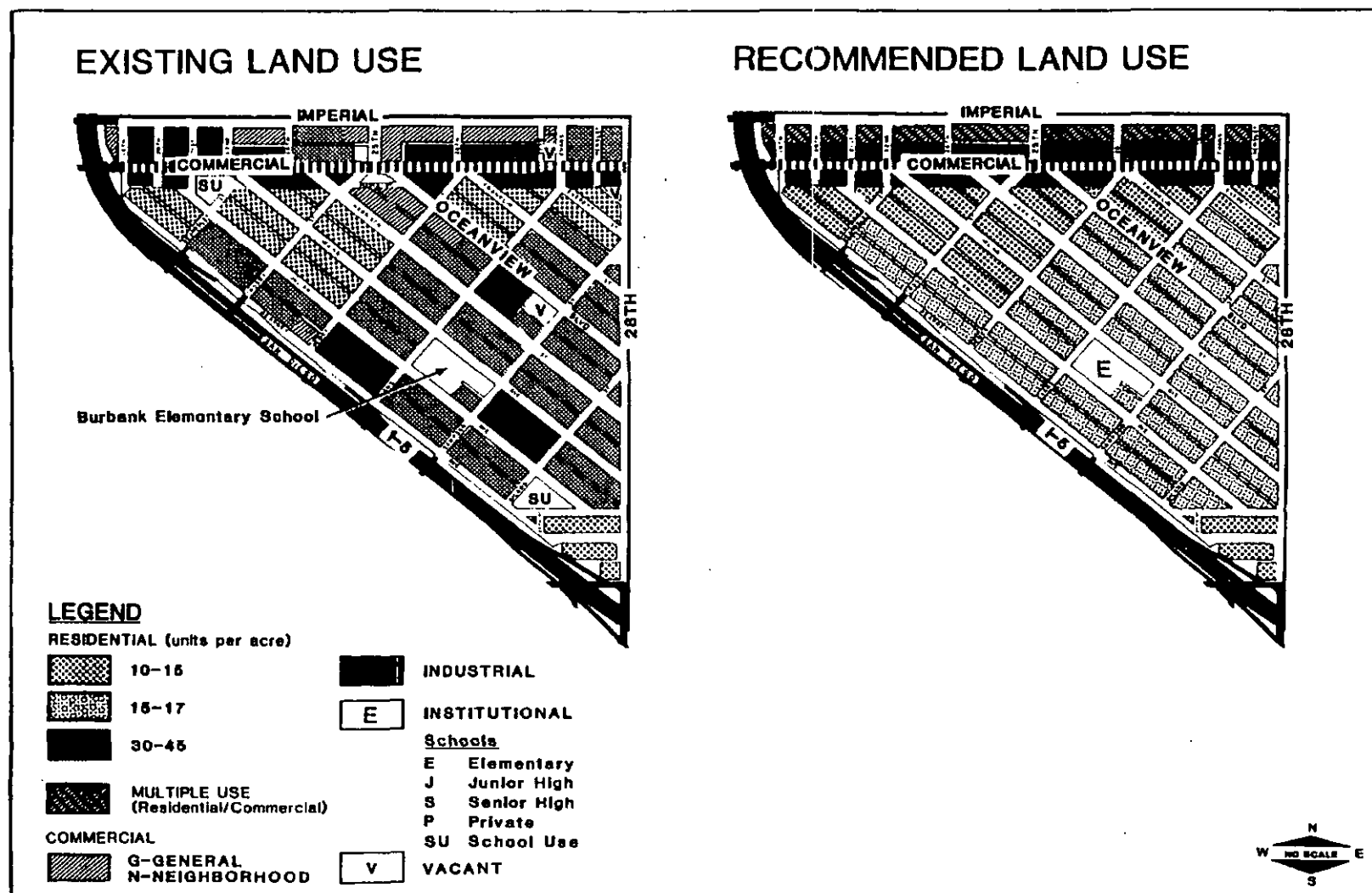


FIGURE 28



Legend

-  Subject Properties
 Roads



1 inch equals 120 feet

Vicinity Map



SanGIS
 by SanGIS Corp.

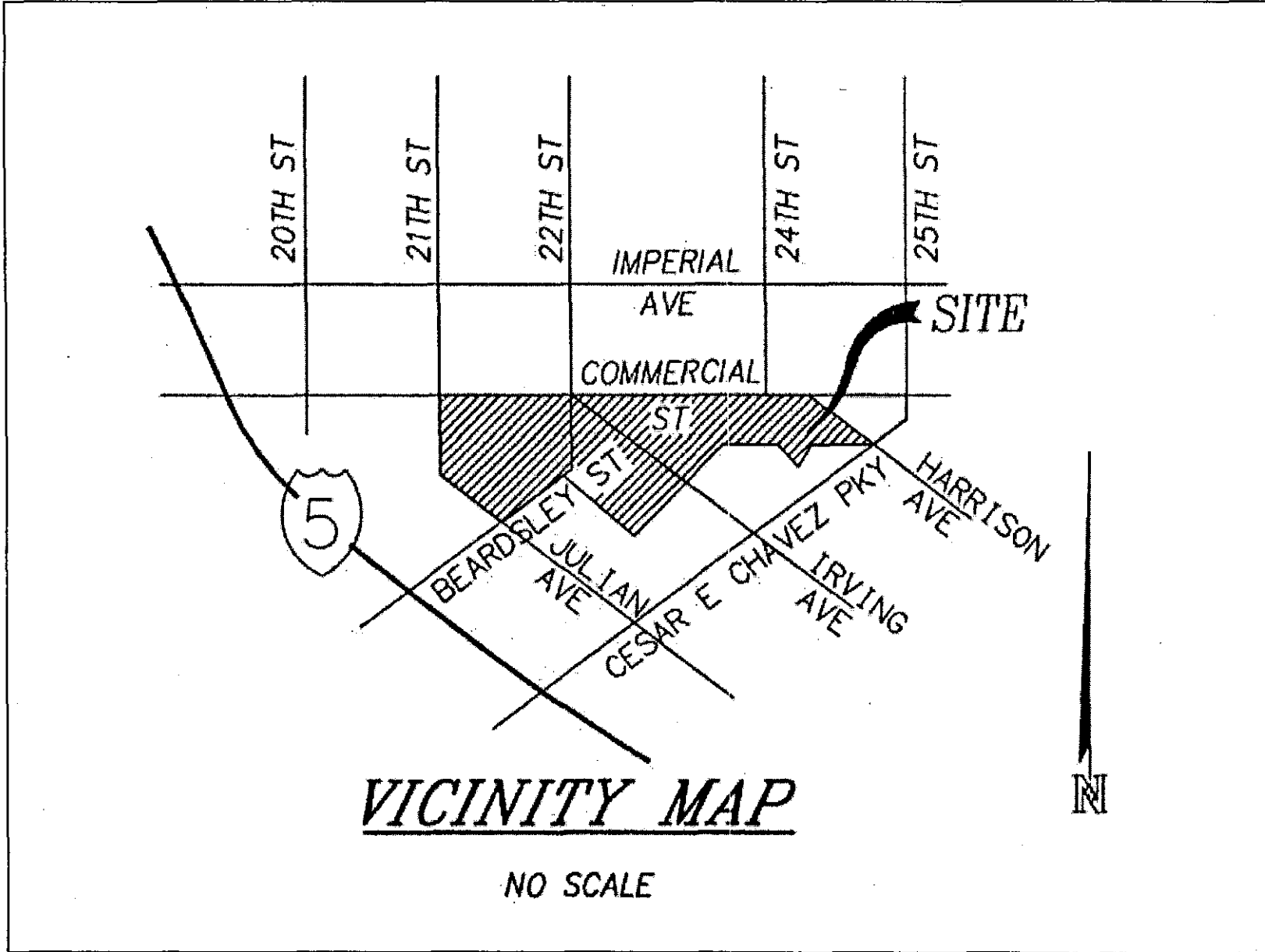
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The data on this map was derived from the 2000 Census of the State of Ohio, as published by the U.S. Census Bureau.

Plot Date: 05/29/07



DATE:	APR 20, 1997
PROJECT:	00-104
SCALE:	
	
NORTH	
SHEET #:	1

OPEN SPACE CALCULATIONS

BUILDING 1 - SITE A	
LOT AREA *	23007
LOT COVERAGE *	13654
OPEN SPACE REQ (7000/2000)	14000
OPEN SPACE PROVIDED	10109
BUILDING 2 & 3 - SITE B	
LOT AREA *	10081
LOT COVERAGE *	48754
OPEN SPACE REQ (1127 D.U./2000)	25430
OPEN SPACE PROVIDED	41643
BUILDING 4 - SITE C	
LOT AREA *	24,515
LOT COVERAGE *	11385
OPEN SPACE REQ (1724 - 2000)	3400
OPEN SPACE PROVIDED	13155
TOTAL OPEN SPACE REQ	42830
TOTAL OPEN SPACE PROVIDED	64802

UNIT MIX: SITE A- BUILDING 1 SENIOR HOUSING

Unit Type	Description	Area	Level 1	Level 2	Level 3	Level 4	Total Units	Total Area
A	Studio 1 Bath	371	0	0	1	1	2	1725
B	1 Bedroom 1 Bath	545	0	3	7	0	10	14115
C	Studio 1 Bath	495	0	1	0	0	1	493
D	Studio 1 Bath	511	0	1	1	1	3	2451
E	Studio 1 Bath	577	0	3	0	0	3	3465
F	Studio 1 Bath	702	0	0	1	1	2	1404
G	1 Bedroom 1 Bath	397	0	0	1	1	2	1774
H	1 Bedroom 1 Bath	635	0	0	0	1	1	1219
I	1 Bedroom 1 Bath	680	0	0	1	1	2	1960
J	2 Bedroom 1 Bath	817	0	1	1	1	3	2468
Total Units			0	5	12	5	22	
Total Area of Units			0	1377	2208	1819	5404	16308

SENIOR AND MULTI-FAMILY AFFORDABILITY

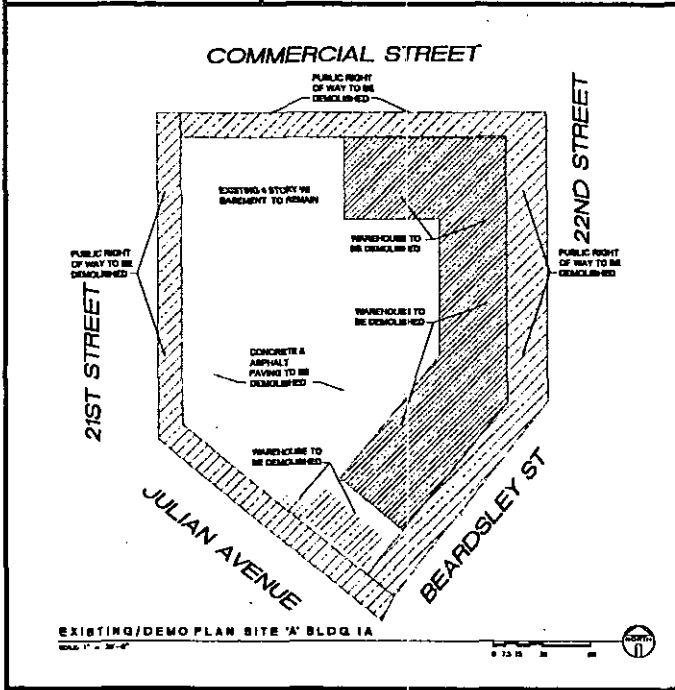
10% OF THE RENTAL UNITS WILL BE AVAILABLE TO SENIORS AND FAMILIES EARNING 80% OR BELOW THE MEDIAN INCOME

REFUSE AND RECYCLABLES

Building	Refuse	Recyclables	Total
Building 1	8844	8844	17688
Building 2	8844	8844	17688
Building 3	8844	8844	17688
Building 4	8844	8844	17688

UNIT MIX: SITE B- BUILDING 2&3 FAMILY APARTMENT

Unit Type	Description	Area	Level 1	Level 2	Level 3	Level 4	Total Units	Total Area
TH1	2 Br-2.5 Bath Townhouse	1212	0	0	0	0	0	0
TH2	2 Br-2.5 Bath Townhouse	1418	0	0	1	0	1	1418
TH3	2 Br-2.5 Bath Townhouse	1514	0	0	0	0	0	0
1	1 Br-1 Bath	817	0	0	1	1	2	1634
2	2 Br-1 Bath	816	0	0	1	1	2	1632
3	1 Br-1 Bath	628	0	0	0	0	0	0
4	1 Br-1 Bath	720	0	0	0	1	1	720
5	1 Br-1 Bath	651	0	0	1	1	2	1302
6	1 Br-1 Bath	1130	0	0	0	1	1	1130
7	2 Br-1 Bath	729	0	0	0	1	1	729
8	2 Br-1 Bath	896	0	0	1	1	2	1792
9	1 Br-1 Bath	475	0	0	0	0	0	0
10	2 Br-1 Bath	763	0	0	1	1	2	1526
11	1 Br-1 Bath	681	0	0	2	2	4	2724
12	3 Br-2 Bath	1097	0	0	0	0	0	0
13	2 Br-2 Bath	1097	0	0	0	0	0	0
14	2 Br-2 Bath	1128	0	0	1	1	2	2256
Total Units			0	0	7	7	14	
Total Area of Units			0	0	1272	1272	2544	5088

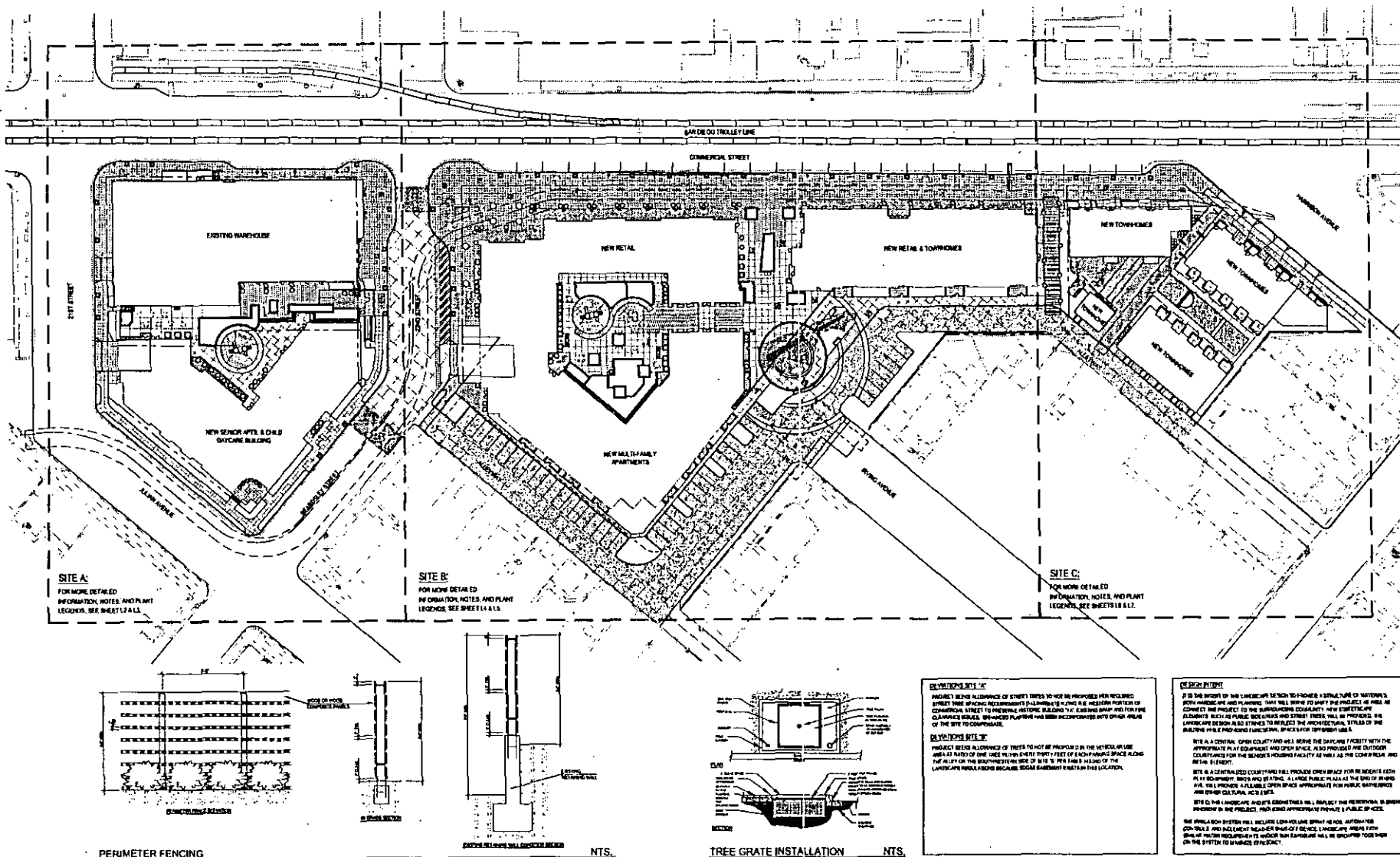


UNIT MIX & BUILDABLE SQUARE FOOTAGES

Unit Type	Description	Area	Level 1	Level 2	Level 3	Level 4	Total Units	Total Area
TH1	2 Br-2.5 Bath Townhouse	1212	0	0	0	0	0	0
TH2	2 Br-2.5 Bath Townhouse	1418	0	0	1	0	1	1418
TH3	2 Br-2.5 Bath Townhouse	1514	0	0	0	0	0	0
1	1 Br-1 Bath	817	0	0	1	1	2	1634
2	2 Br-1 Bath	816	0	0	1	1	2	1632
3	1 Br-1 Bath	628	0	0	0	0	0	0
4	1 Br-1 Bath	720	0	0	0	1	1	720
5	1 Br-1 Bath	651	0	0	1	1	2	1302
6	1 Br-1 Bath	1130	0	0	0	1	1	1130
7	2 Br-1 Bath	729	0	0	0	1	1	729
8	2 Br-1 Bath	896	0	0	1	1	2	1792
9	1 Br-1 Bath	475	0	0	0	0	0	0
10	2 Br-1 Bath	763	0	0	1	1	2	1526
11	1 Br-1 Bath	681	0	0	2	2	4	2724
12	3 Br-2 Bath	1097	0	0	0	0	0	0
13	2 Br-2 Bath	1097	0	0	0	0	0	0
14	2 Br-2 Bath	1128	0	0	1	1	2	2256
Total Units			0	0	7	7	14	
Total Area of Units			0	0	1272	1272	2544	5088

COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: MAY 20, 2010
 PROJECT #: 100
 SCALE: 1" = 30'-0"
 NORTH
 SHEET: 1-1



REVISIONS SITE 'A'
 PROJECT BEING ALLOWANCE OF STREET TRAFFIC TO BE PROVIDED WITH REQUIRED STREET TRAFFIC SPACING REQUIREMENTS. PLANNING IS BEING PROVIDED FOR THE PROJECT TO BE PROVIDED TO THE SURROUNDING COMMUNITY. NEW STREETWAY ALIGNMENTS SHALL BE PROVIDED TO REFLECT THE ARCHITECTURAL STYLES OF THE BUILDING WHILE PROVIDING FUNCTIONAL, SPECIFIC FOR DIFFERENT USES.

REVISIONS SITE 'B'
 PROJECT BEING ALLOWANCE OF TRAFFIC TO NOT BE PROVIDED IN THE VEHICLE USE AREA. A RATIO OF ONE USED TO THE STREET TRAFFIC OF EACH PARKING SPACE ALONG THE ALLEY ON THE SOUTHWESTERN SIDE OF SITE 'B' PER LANE & ALONG OF THE LANDSCAPE SHALL BE PROVIDED. SOCIAL ELEMENTS SHALL BE IN THIS LOCATION.

REVISIONS SITE 'C'
 PROJECT BEING ALLOWANCE OF STREET TRAFFIC TO BE PROVIDED WITH REQUIRED STREET TRAFFIC SPACING REQUIREMENTS. PLANNING IS BEING PROVIDED FOR THE PROJECT TO BE PROVIDED TO THE SURROUNDING COMMUNITY. NEW STREETWAY ALIGNMENTS SHALL BE PROVIDED TO REFLECT THE ARCHITECTURAL STYLES OF THE BUILDING WHILE PROVIDING FUNCTIONAL, SPECIFIC FOR DIFFERENT USES.

REVISIONS SITE 'D'
 PROJECT BEING ALLOWANCE OF TRAFFIC TO NOT BE PROVIDED IN THE VEHICLE USE AREA. A RATIO OF ONE USED TO THE STREET TRAFFIC OF EACH PARKING SPACE ALONG THE ALLEY ON THE SOUTHWESTERN SIDE OF SITE 'D' PER LANE & ALONG OF THE LANDSCAPE SHALL BE PROVIDED. SOCIAL ELEMENTS SHALL BE IN THIS LOCATION.

OVERALL LANDSCAPE DEVELOPMENT PLAN

DATE: JUL 15, 2017
 PROJECT #: 0111
 SCALE: 1"=30'-0"
 NORTH
 SHEET: LT



COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT



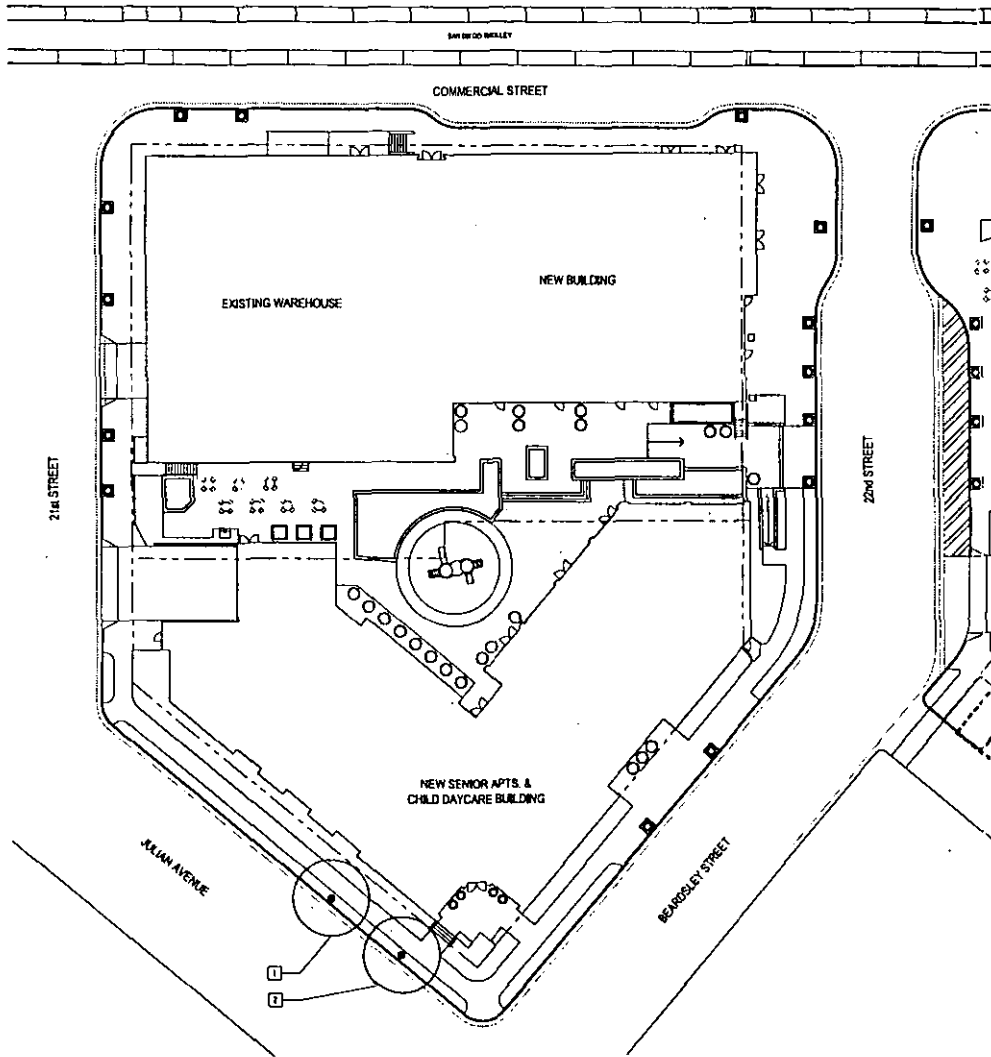
PROJECT NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE LAND DEVELOPMENT CODE LANDSCAPE AND IRRIGATION, THE CITY OF SAN DIEGO AND THE DEVELOPMENT MANUAL, IRRIGATION STANDARDS, SOUTHERN SOUTHWEST PLANNING DISTRICT AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. AN AUTOMATIC WATER-EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING.
3. ALL REQUIRED IRRIGATION SYSTEMS SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED AREAS IN ORDER TO MAINTAIN THEM IN A HEALTHY DROBE-RESISTANT CONDITION.
4. IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS:
 - a. INCLUDE AND INSTALL A CITY-APPROVED ELECTRONICALLY CONTROLLED AUTOMATIC AIR-BLAST-OUT DEVICE, INCLUDING THE REQUIRED INCLUDE: 1) A PUMP/CONTROLLER, 2) TWO TRANSDUCERS, 3) TWO HYDROPHORIC PUMPING VALVES.
 - b. INCLUDE AND INSTALL AN ON-DEMAND RATE SPINNIER NOZZLES. HEADS SHALL BE PLACED TO IRRIGATE THE ENTIRE PLANTING AREA OF THE PLANTING BED.
 - c. INCLUDE AND INSTALL AN AUTOMATIC ELECTRIC CONTROLLER THAT SHALL BE REASONABLY ADJUSTED TO OPERATE THE IRRIGATION SYSTEM WITH THE LEAST PRACTICAL AMOUNT OF WATER APPLIED.
5. COSTUMED GRASSLANDS SHALL BE HYDROLOGIZED IN THE EVENT THAT CONSTRUCTION OF THE BUILDINGS OCCUR DELAYED WITHIN 90 DAYS OF THE COMPLETION OF GRADING.
6. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES. EXCLUDING AREAS REQUIRING BUILT GRASSLAND AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED BUILT GRASSLAND WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THE MINIMUM DEPTH.
7. MINIMUM TREE SEPARATION/SEPARATION CRITERIA: TRAFFIC SIGNAL STOP BUSH: 30 FT.; INTERSECTIONS: 50 FT.; INTERSECTIONS: 50 FT.; 1-7 FT. HIGH GROUND COVER PLANT STRUCTURES: 10 FT.; DRIVEWAYS: 50 FT.; INTERSECTIONS: 75 FT.
8. REQUIRED PERMITS: CITY, COUNTY, MARIQUA, COUNTY BARRIERS SHALL BE INSTALLED WHEN TREES ARE PLACED WITHIN 15 FEET OF PUBLIC RIGHT-OF-WAYS INCLUDING WALKWAYS, CURBS, OR STREET BARRIERS ON PRIVATE NON-PUBLIC. BARRIERS ARE TO BE PLACED ADJACENT TO EXISTING TREES. THE CITY BARRIER WILL BE PLACED WITHIN THE 15' ADJACENT WALKWAY OR CURB AND BE CENTERED ON EITHER SIDE OF THE TREE (15' TOTAL).
9. THE OWNER SHALL BE RESPONSIBLE FOR THE LANDSCAPE AND IRRIGATION MAINTENANCE ON THIS SITE.
10. AGAVE SPECIES WITH SPINY ELEMENTS WILL ONLY BE USED IN AREAS PLANTED WITH TREES AND AREAS AWAY FROM HIGH TRAFFIC.

SITE A LANDSCAPE DEVELOPMENT PLAN

DATE: July 22, 2011
PROJECT#: 83
SCALE: 1/16"=1'
NORTH
SHEET 4 OF 12

001979



EXISTING TREE PLAN SCALE: 1/16"=1'-0"

EXISTING TREE LEGEND

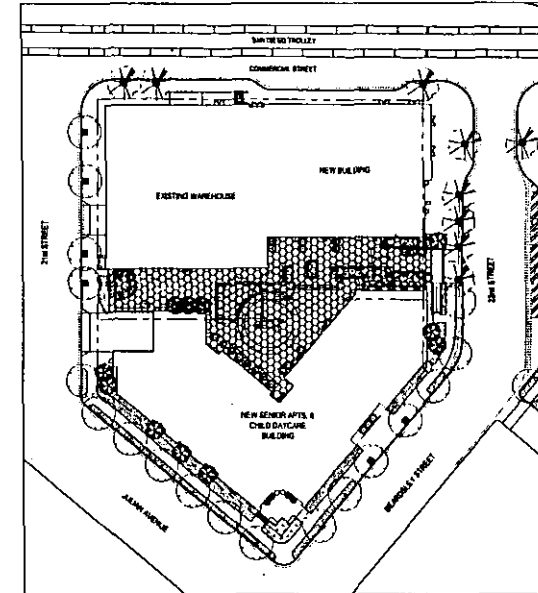
TREE NO.	TREE SPECIES (BOTANICAL & COMMON NAME)	SIZE	COMMENTS
1	PHOENIX CANNABINDS / CANNARY BIRD DATE PALM	40' HIGH	RELOCATE TO SITE B
2	PHOENIX CANNABINDS / CANNARY BIRD DATE PALM	40' HIGH	RELOCATE TO SITE B

LANDSCAPE CALCULATION

REMAINING YARD
 NUMBER OF BUILDINGS: 2
 NUMBER OF TREES REQUIRED: 8, PROVIDED: 2

LEGEND

REMAINING YARD



LANDSCAPE CALCULATION PLAN SCALE: 1" = 30'-0"

SITE A EXISTING TREE PLAN AND LANDSCAPE CALCULATIONS

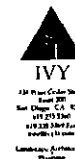
COMM 22 COMMERCIAL STREET MIXED USE

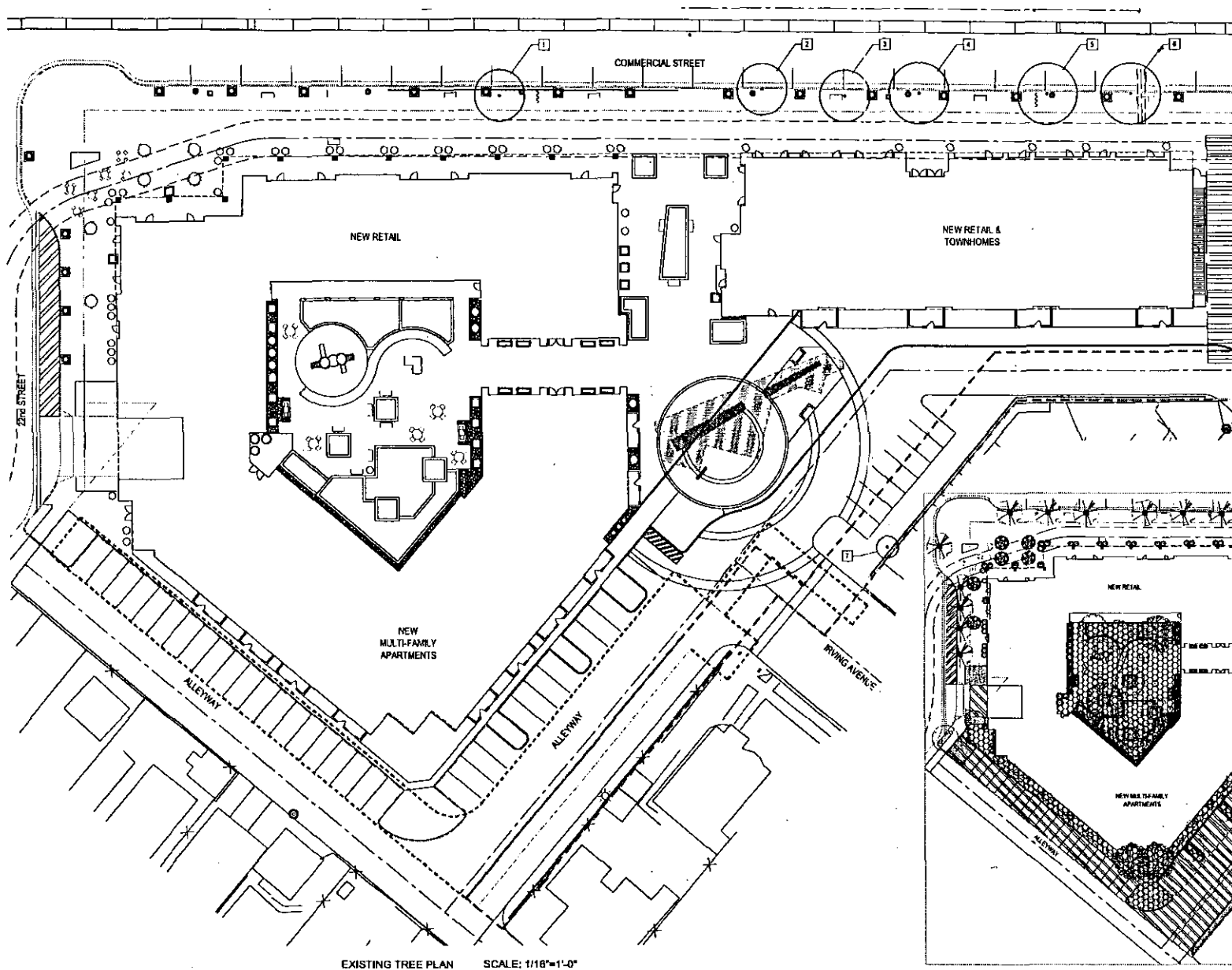
BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: July 13, 2007
 PROJECT: RM PM
 SCALE: 1" = 30'-0"
 NORTH
 SHEET: L3



DATE: 10/25/2011
PROJECT: 03
SCALE: 1/8"=1'-0"
NORTH
SHEET: L4





EXISTING TREE PLAN SCALE: 1" = 30'-0"

EXISTING TREE LEGEND

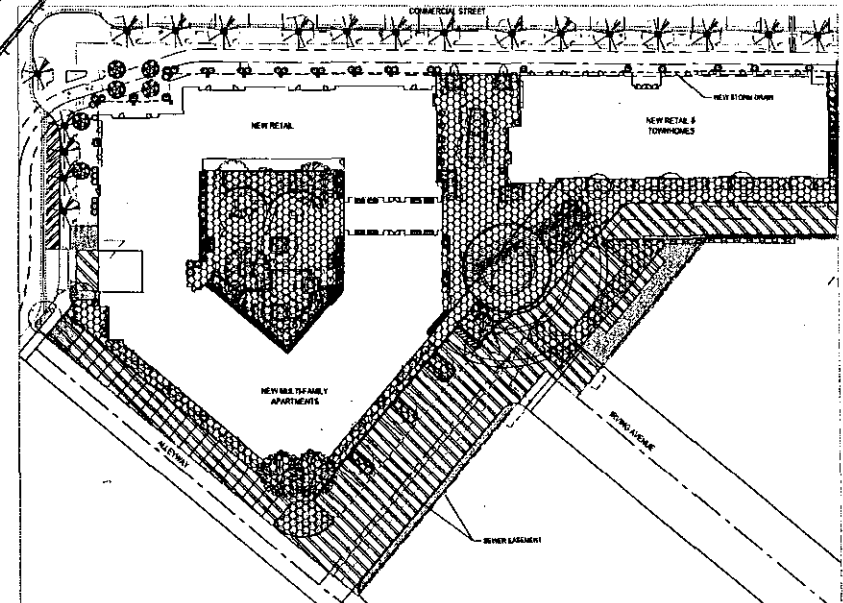
TREE NO.	TREE SPECIES (BOTANICAL & COMMON NAME)	SIZE	COMMENTS
1	RHUS LANCEA	10" CALIPER	DEMOLISH AND REMOVE
2	RHUS LANCEA	10" CALIPER	DEMOLISH AND REMOVE
3	RHUS LANCEA	10" CALIPER	DEMOLISH AND REMOVE
4	RHUS LANCEA	10" CALIPER	DEMOLISH AND REMOVE
5	RHUS LANCEA	10" CALIPER	DEMOLISH AND REMOVE
6	RHUS LANCEA	10" CALIPER	DEMOLISH AND REMOVE
7	WASHINGTONIA ROBUSTA	24" CALIPER 25' HEIGHT	DEMOLISH AND REMOVE

LANDSCAPE CALCULATION

REMAINING YARD
 NUMBER OF TREES REQUIRED: 2
 NUMBER OF TREES PROVIDED: 8
 VEHICULAR USE AREA
 TOTAL AREA: 2032.5 S.F.
 PLANTING AREA REQUIRED: VIA OUTSIDE STREET YARD: 800 S.F. PROVIDED: 3435 S.F.
 PLANT POINTS REQUIRED: VIA OUTSIDE STREET YARD: 800 PROVIDED: 740
 NOTES: ASSUME ALL TREES AS 24" DBH.

LEGEND

REMAINING YARD VEHICULAR USE AREA



LANDSCAPE CALCULATION PLAN SCALE: 1" = 30'-0"

SITE B EXISTING TREE PLAN AND LANDSCAPE CALCULATIONS

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: AUG 10, 2007
 PROJECT: 23-04
 SCALE: 1" = 30'-0"
 NORTH
 SHEET: LS



PROJECT NOTES

- [illegible]

SITE C LANDSCAPE DEVELOPMENT PLAN

COMM 22

COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

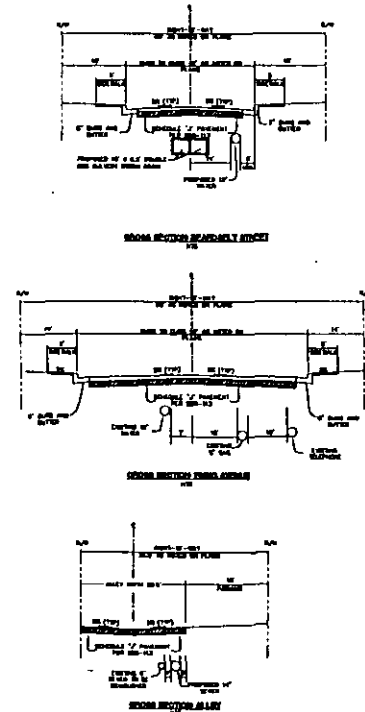
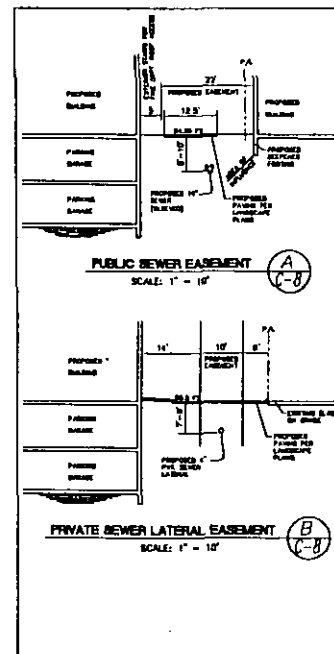
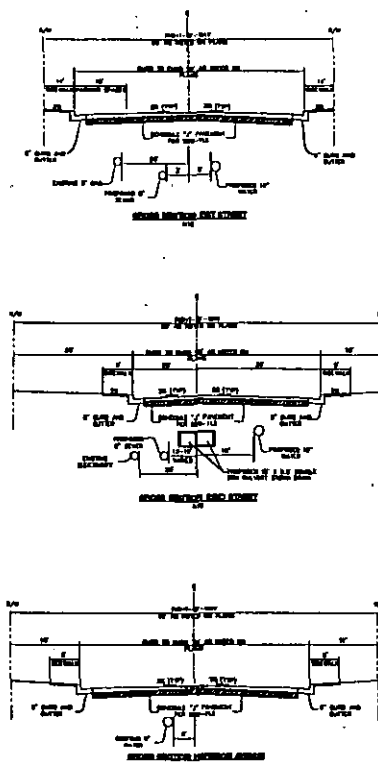
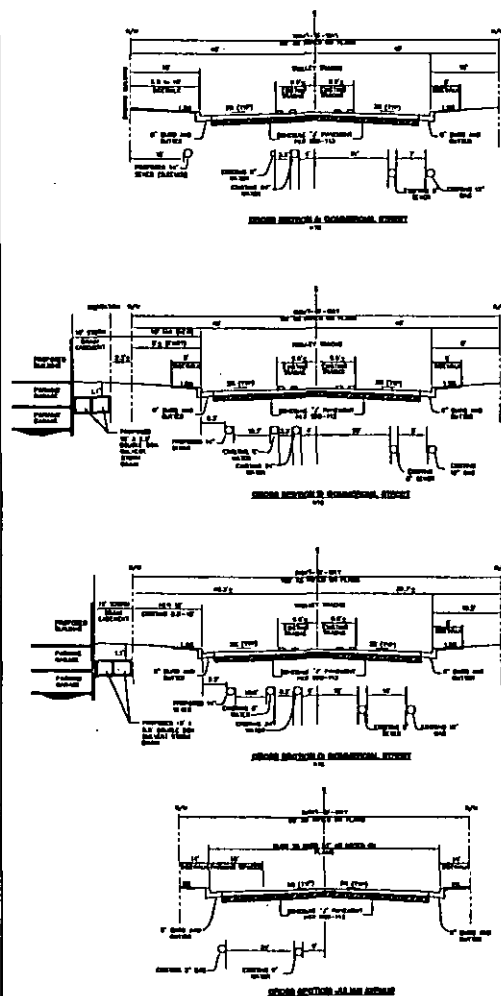
DATE: July 23 2007
PROJECT #: 03-7M
SCALE: 1/16" = 1'-0"
NORTH
SHEET: 1A



C-1	10-11-77 10-11-77 10-11-77	01 01 01	10-11-77 10-11-77 10-11-77
WIRING TENTATIVE MAP			
COVER SHEET			
Prepared By	_____	Revision 14	_____
Drawn	DAVE VAN (2040)(2040)	Revision 15	_____
Approved	_____	Revision 16	_____
	JOHN RUTHER BUREAU	Revision 17	_____
	2040 WOOD, CA 90111	Revision 18	_____
Project #	2040 204 - 1730	Revision 19	_____
	_____	Revision 20	_____
Project Address	_____	Revision 21	_____
	2040 and COMMERCIAL STREET	Revision 22	_____
	2040 WOOD, CA	Revision 23	01/11/1997
	_____	Revision 24	01/11/1997
Project Name	_____	Revision 25	01/11/1997
	2040 22	Revision 26	01/11/1997
Drawn By	_____	Project Date	01/11/1997
	_____	Sheet	1 of 1
COVER SHEET		WSP	P15# 57042 V15# 415853

VESTING TENTATIVE MAP #415852
22ND & COMMERCIAL CONDOMINIUMS
CITY OF SAN DIEGO, CALIFORNIA

TYPICAL STREET SECTIONS



C-2

VESTING TENTATIVE MAP

STREET SECTION SHEET

Prepared By	_____	Revised By	_____
Name	_____	Revised By	_____
Address	_____	Revised By	_____
City	_____	Revised By	_____
State	_____	Revised By	_____
Project Name	_____	Revised By	_____
City	_____	Revised By	_____
State	_____	Revised By	_____
Project Name	_____	Revised By	_____
City	_____	Revised By	_____
State	_____	Revised By	_____
Project Name	_____	Revised By	_____
City	_____	Revised By	_____
State	_____	Revised By	_____
Project Name	_____	Revised By	_____
City	_____	Revised By	_____
State	_____	Revised By	_____
Project Name	_____	Revised By	_____
City	_____	Revised By	_____
State	_____	Revised By	_____

NASLAND ENGINEERING
CITY ENGINEER - SAN DIEGO
1010 Broadway, San Diego, California 92101
TEL: 594-1111 FAX: 594-1112



ENGINEER OF WORK
DAVID A. NASLAND
STATE OF CALIFORNIA
NO. 10000
EXPIRATION DATE 12/31/99

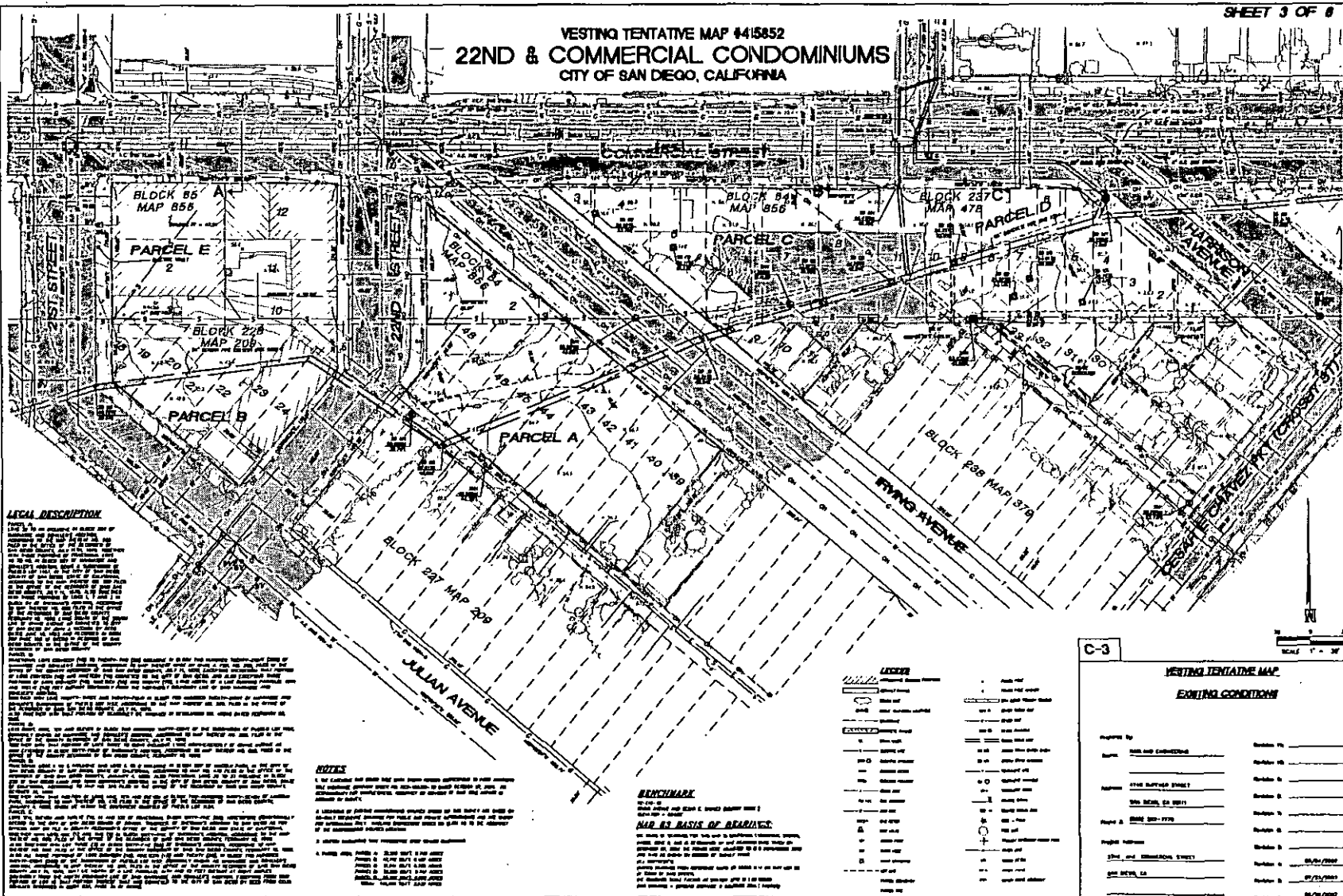
COMM 22
COMMERCIAL STREET MIXED USE
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MARC PROJECT HOUSING & COMMUNITY DEVELOPMENT

PUBLIC
PROJECT 22
C-2

DATE
10/1/99
BY
C-2



VESTING TENTATIVE MAP 4415852
22ND & COMMERCIAL CONDOMINIUMS
CITY OF SAN DIEGO, CALIFORNIA



LEGAL DESCRIPTION

Parcel A, Block 227, Map 209, is a certain lot of land situated in the City of San Diego, California, and is more particularly described as follows: ...

Parcel B, Block 228, Map 209, is a certain lot of land situated in the City of San Diego, California, and is more particularly described as follows: ...

Parcel C, Block 227, Map 209, is a certain lot of land situated in the City of San Diego, California, and is more particularly described as follows: ...

Parcel E, Block 228, Map 209, is a certain lot of land situated in the City of San Diego, California, and is more particularly described as follows: ...

NOTES

1. For a full and complete description of the property, reference is made to the legal description of the property as set forth in the accompanying map.
2. The property is situated in the City of San Diego, California, and is more particularly described as follows: ...
3. The property is situated in the City of San Diego, California, and is more particularly described as follows: ...

BENCHMARK

NO. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NASLAND ENGINEERING
CITY ENGINEER - SAN DIEGO
1000 BROADWAY, SUITE 1000
SAN DIEGO, CALIFORNIA 92101
TEL: 594-1100
FAX: 594-1101

ENGINEER OF WORK
CITY ENGINEER - SAN DIEGO
1000 BROADWAY, SUITE 1000
SAN DIEGO, CALIFORNIA 92101
TEL: 594-1100
FAX: 594-1101

COMM 22
COMMERCIAL STREET MIXED USE
BRIDGE HOUSING CORPORATION
BRIDGE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

PUBLIC
CITY ENGINEER - SAN DIEGO
1000 BROADWAY, SUITE 1000
SAN DIEGO, CALIFORNIA 92101
TEL: 594-1100
FAX: 594-1101

C-3

VESTING TENTATIVE MAP
EXISTING CONDITIONS

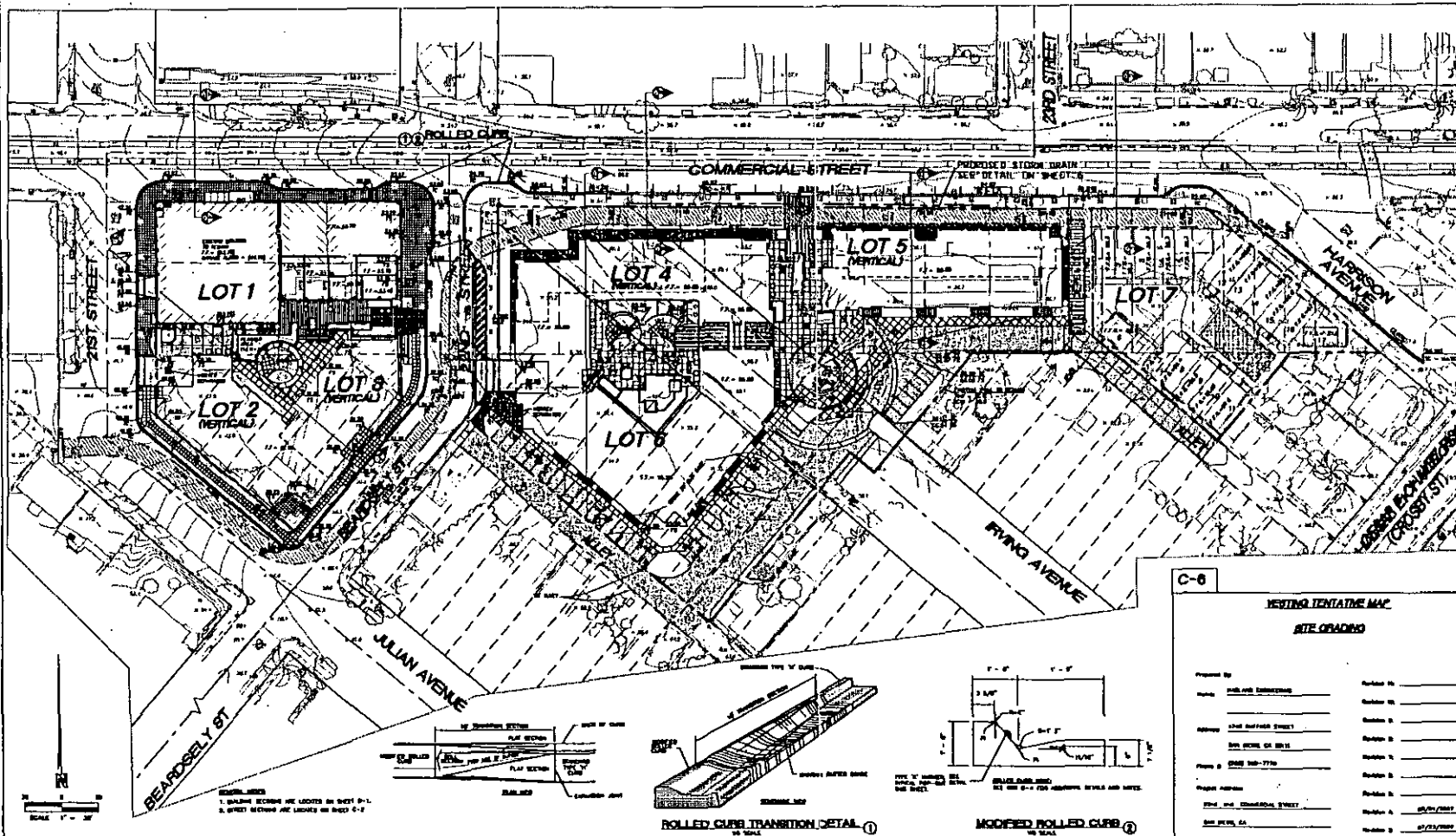
Project No.	1000
Project Name	COMM 22
Project Address	1000 BROADWAY, SUITE 1000 SAN DIEGO, CALIFORNIA 92101
Project Owner	BRIDGE HOUSING CORPORATION BRIDGE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT
Project Engineer	JOHN J. J.
Project Date	01/15/2000
Project Status	01/15/2000
Project Notes	01/15/2000
Project Comments	01/15/2000
Project Remarks	01/15/2000
Project Description	01/15/2000
Project Details	01/15/2000
Project Information	01/15/2000
Project Data	01/15/2000
Project Analysis	01/15/2000
Project Design	01/15/2000
Project Construction	01/15/2000
Project Maintenance	01/15/2000
Project Operations	01/15/2000
Project Management	01/15/2000
Project Planning	01/15/2000
Project Implementation	01/15/2000
Project Evaluation	01/15/2000
Project Review	01/15/2000
Project Approval	01/15/2000
Project Completion	01/15/2000
Project Closeout	01/15/2000
Project Archiving	01/15/2000
Project Reporting	01/15/2000
Project Documentation	01/15/2000
Project Communication	01/15/2000
Project Collaboration	01/15/2000
Project Coordination	01/15/2000
Project Organization	01/15/2000
Project Administration	01/15/2000
Project Supervision	01/15/2000
Project Inspection	01/15/2000
Project Monitoring	01/15/2000
Project Control	01/15/2000
Project Assurance	01/15/2000
Project Improvement	01/15/2000
Project Innovation	01/15/2000
Project Creativity	01/15/2000
Project Leadership	01/15/2000
Project Teamwork	01/15/2000
Project Commitment	01/15/2000
Project Accountability	01/15/2000
Project Responsibility	01/15/2000
Project Transparency	01/15/2000
Project Integrity	01/15/2000
Project Honesty	01/15/2000
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Project Respect	01/15/2000
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Project Value	01/15/2000
Project Quality	01/15/2000
Project Excellence	01/15/2000
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Project Skill	01/15/2000
Project Knowledge	01/15/2000
Project Understanding	01/15/2000
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Project Happiness	01/15/2000
Project Contentment	01/15/2000
Project Satisfaction	01/15/2000
Project Fulfillment	01/15/2000
Project Purpose	01/15/2000
Project Meaning	01/15/2000
Project Significance	01/15/2000
Project Importance	01/15/2000
Project Relevance	01/15/2000
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Project Love	01/15/2000
Project Compassion	01/15/2000
Project Kindness	01/15/2000
Project Gentleness	01/15/2000
Project Patience	01/15/2000
Project Tolerance	01/15/2000
Project Forgiveness	





SHEET 8 OF 8

VESTING TENTATIVE MAP #415852
22ND & COMMERCIAL CONDOMINIUMS
 CITY OF SAN DIEGO, CALIFORNIA



NASLAND ENGINEERING
 CIVIL ENGINEERING • SURVEYING • LAND PLANNING
 4100 La Jolla Village Drive, Suite 200, San Diego, CA 92161-4400
 TEL: 619-594-1000 FAX: 619-594-1001



ENGINEER OF WORK
DAVID E. SMITH
 CIVIL ENGINEER
 No. 10452
 State of California
 EXPIRATION DATE 12/31/2007

COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

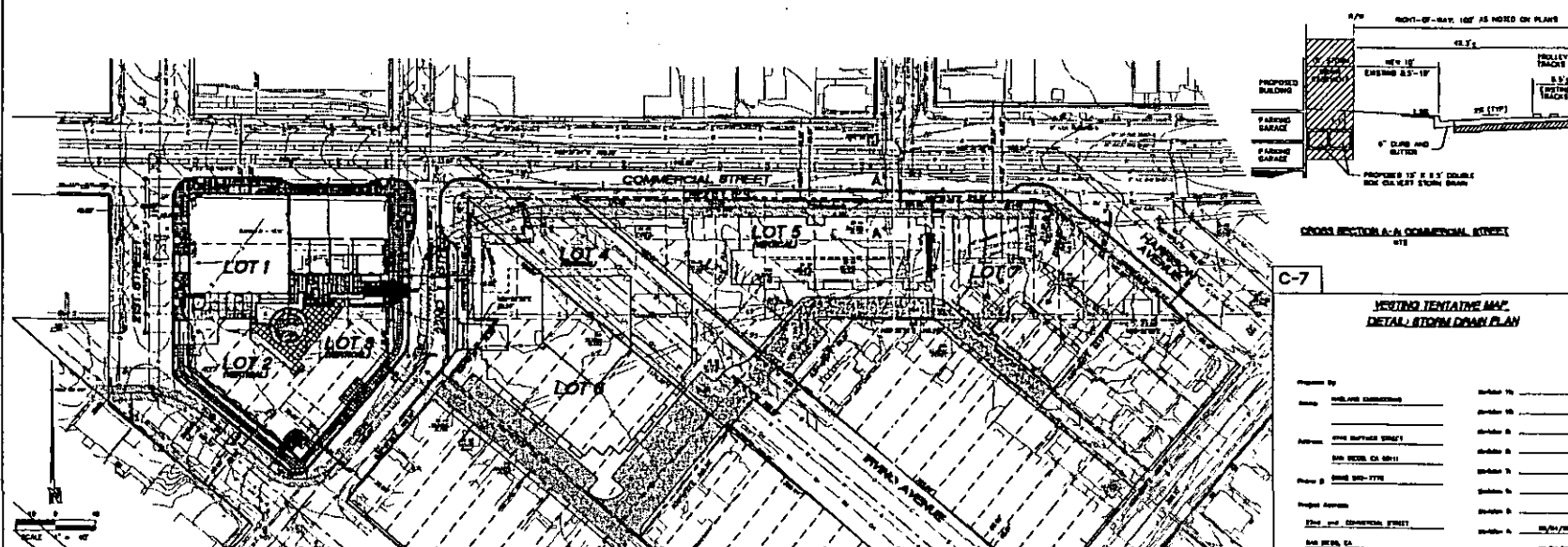
PUBLIC
 THIS MAP IS FOR THE
 INFORMATION OF THE
 PUBLIC AND IS NOT TO BE
 USED FOR ANY OTHER
 PURPOSE.

DATE: 05/11/2007
 DRAWN BY: C-6
 CHECKED BY: C-6



C-6
VESTING TENTATIVE MAP
SITE GRADING

Prepared By: J. H. H. H. H.	Revision 1: 05/11/2007
Drawn By: J. H. H. H. H.	Revision 2: 05/11/2007
Check By: J. H. H. H. H.	Revision 3: 05/11/2007
Project Name: 22ND & COMMERCIAL STREET	Revision 4: 05/11/2007
Site No.: 22ND-1770	Revision 5: 05/11/2007
Project Address: 22ND & COMMERCIAL STREET	Revision 6: 05/11/2007
City: SAN DIEGO, CA	Revision 7: 05/11/2007
Project Owner: BRIDGE HOUSING CORPORATION	Revision 8: 05/11/2007
Client: BRIDGE HOUSING CORPORATION	Revision 9: 05/11/2007
Scale: 1" = 20'	Revision 10: 05/11/2007
Site Grading: SITE GRADING	Revision 11: 05/11/2007
Map No.: 415852	Revision 12: 05/11/2007



C-7

WESTING TENTATIVE MAP
DETAIL: STORM DRAIN PLAN

Project By	WILLARD CONSULTING	Worksheet 16
Address	ONE SURFEDGE DRIVE SAN DIEGO, CA 92111	Worksheet 15
Phone #	619 592-7776	Worksheet 14
Project Address	72nd and COMMERCIAL STREET SAN DIEGO, CA	Worksheet 13
Project Name	State 72	Worksheet 12
Sheet Title	DETAIL: STORM DRAIN PLAN	Worksheet 11
		Worksheet 10
		Worksheet 9
		Worksheet 8
		Worksheet 7
		Worksheet 6
		Worksheet 5
		Worksheet 4
		Worksheet 3
		Worksheet 2
		Worksheet 1



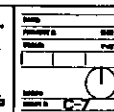
ENGINEER OF WORK

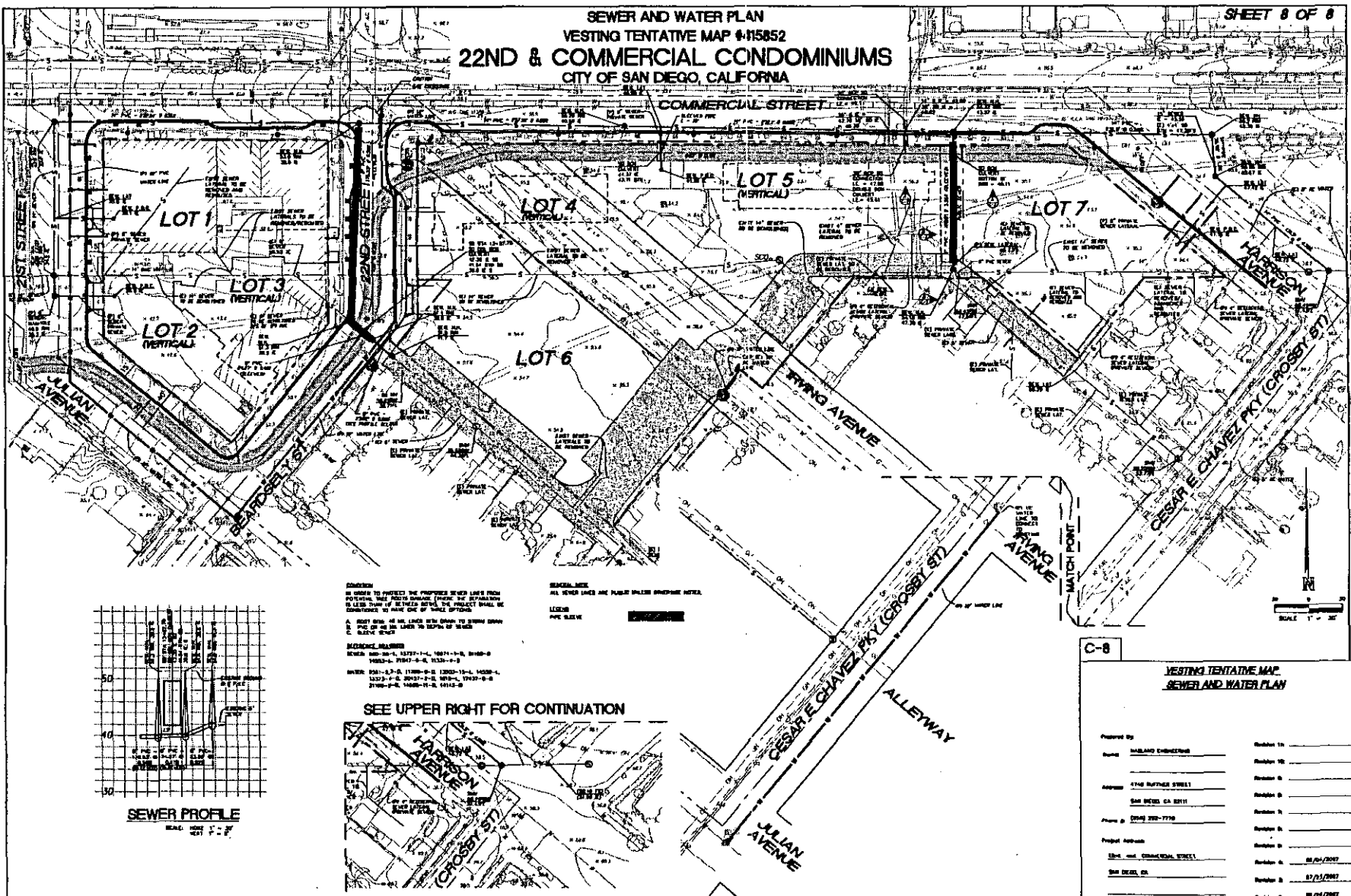
1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific information required.

COMM 22
COMMERCIAL STREET MIXED USE
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

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 7700 La Jolla Village Drive, San Diego, California 92161
 TEL: 594-7770

ENGINEER OF WORK
 ROBERT E. PATRICK, C.E. 1017
 LICENSE 12,751/201

COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

PUBLIC
 DATE: 11/15/2001
 PROJECT: COMM 22
 SHEET: C-8

ME

C-8

VESTING TENTATIVE MAP SEWER AND WATER PLAN

Prepared By

Owner HASLAND ENGINEERS

Revision 1a

Address 7140 RUFFNER STREET

Revision 1b

City SAN DIEGO, CA 92111

Revision 1c

Project Address CDMS 202-7770

Revision 1d

12th and COMMERCIAL STREET

Revision 1e

SAN DIEGO, CA

Revision 1f

Project Name

Revision 1g

CDMS 22

Revision 1h

Sheet No.

Revision 1i

SEWER AND WATER PLAN

Revision 1j

Revision 1k

Revision 1l

Revision 1m

Revision 1n

Revision 1o

Revision 1p

Revision 1q

Revision 1r

Revision 1s

Revision 1t

Revision 1u

Revision 1v

Revision 1w

Revision 1x

Revision 1y

Revision 1z

Revision 1aa

Revision 1ab

Revision 1ac

Revision 1ad

Revision 1ae

Revision 1af

Revision 1ag

Revision 1ah

Revision 1ai

Revision 1aj

Revision 1ak

Revision 1al

Revision 1am

Revision 1an

Revision 1ao

Revision 1ap

Revision 1aq

Revision 1ar

Revision 1as

Revision 1at

Revision 1au

Revision 1av

Revision 1aw

Revision 1ax

Revision 1ay

Revision 1az

Revision 1ba

Revision 1bb

Revision 1bc

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Revision 1bo

Revision 1bp

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Revision 1br

Revision 1bs

Revision 1bt

Revision 1bu

Revision 1bv

Revision 1bw

Revision 1bx

Revision 1by

Revision 1bz

Revision 1ca

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Revision 1ce

Revision 1cf

Revision 1cg

Revision 1ch

Revision 1ci

Revision 1cj

Revision 1ck

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Revision 1fm

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Revision 1fx

Revision 1fy

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Revision 1gc

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Revision 1gi

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Revision 1hp

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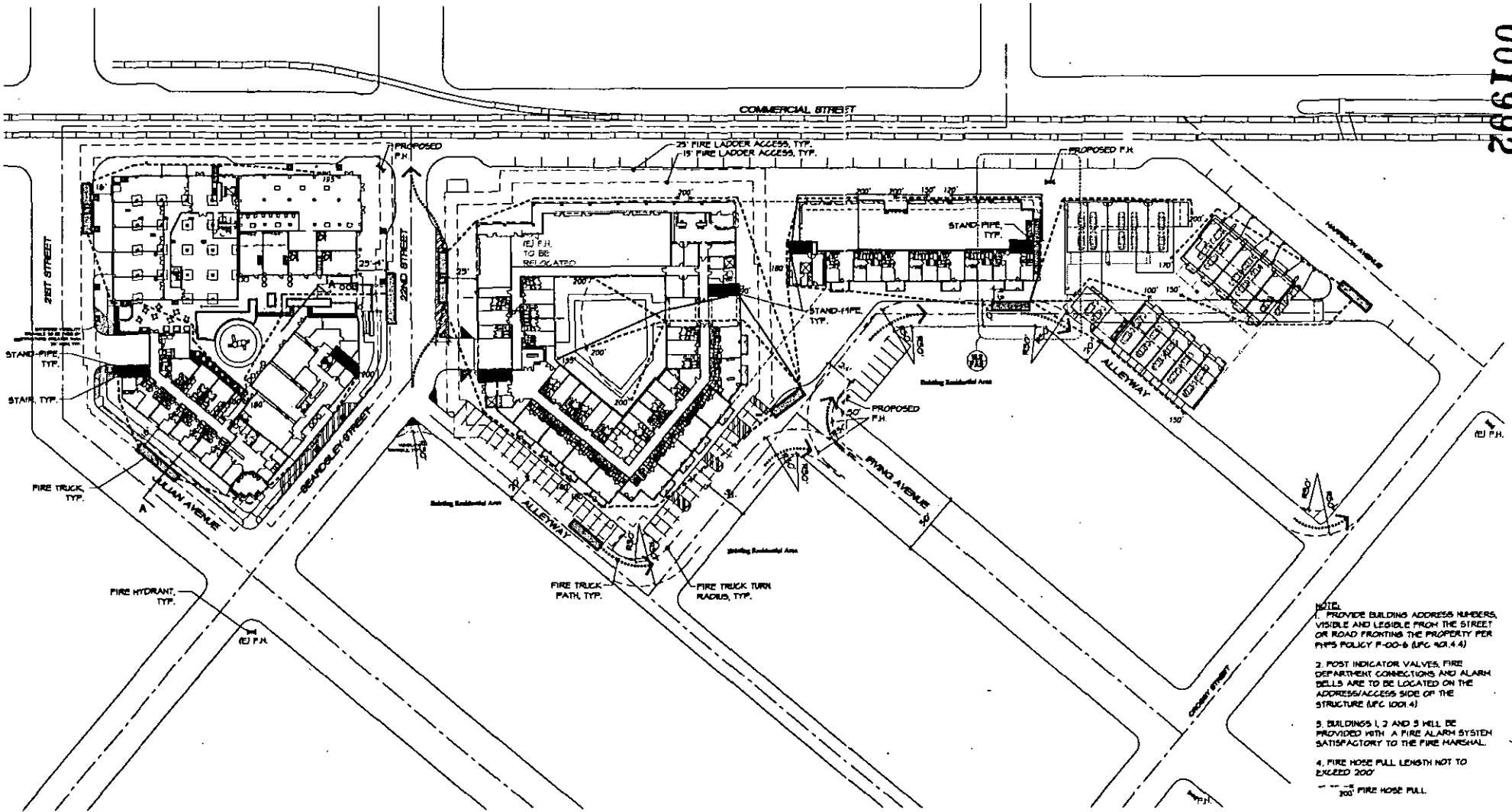
Revision 1ln

Revision 1lo

Revision 1lp

Revision 1lq

Revision 1lr



- NOTE:
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FPM'S POLICY F-00-6 (LFC NO. 4.4)
 2. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELLS ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE (LFC 1001.4)
 3. BUILDINGS 1, 2 AND 3 WILL BE PROVIDED WITH A FIRE ALARM SYSTEM SATISFACTORY TO THE FIRE MARSHAL
 4. FIRE HOSE PULL LENGTH NOT TO EXCEED 200'
 5. FIRE HOSE PULL

FIRE ACCESSIBILITY PLAN
SCALE: 1/8" = 1'-0"

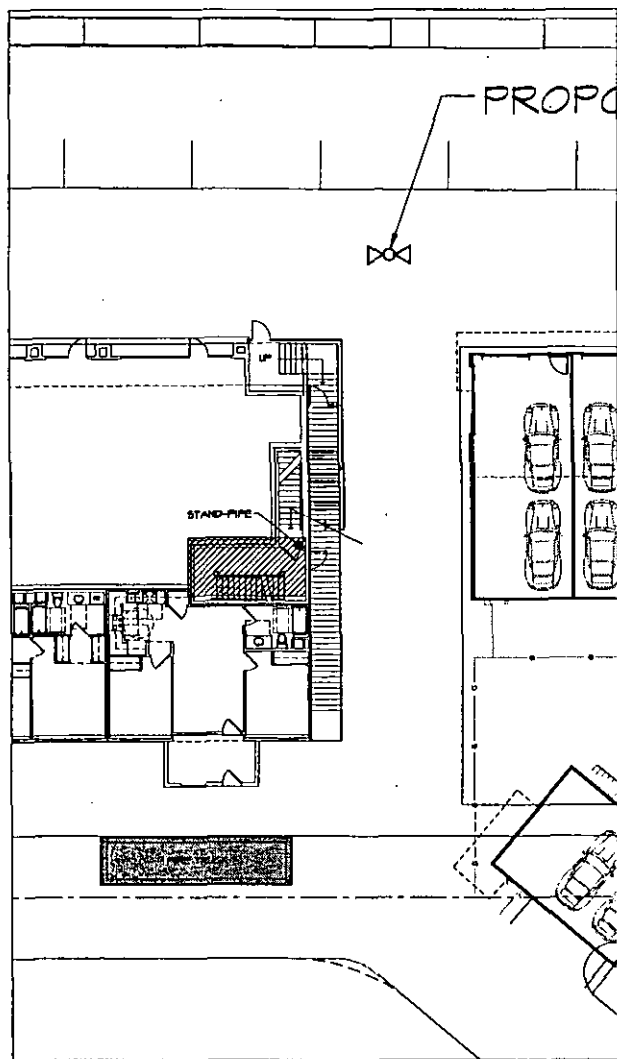
PODIUM/ STREET LEVEL
FIRE ACCESS DIAGRAM

COMM 22 COMMERCIAL STREET MIXED USE

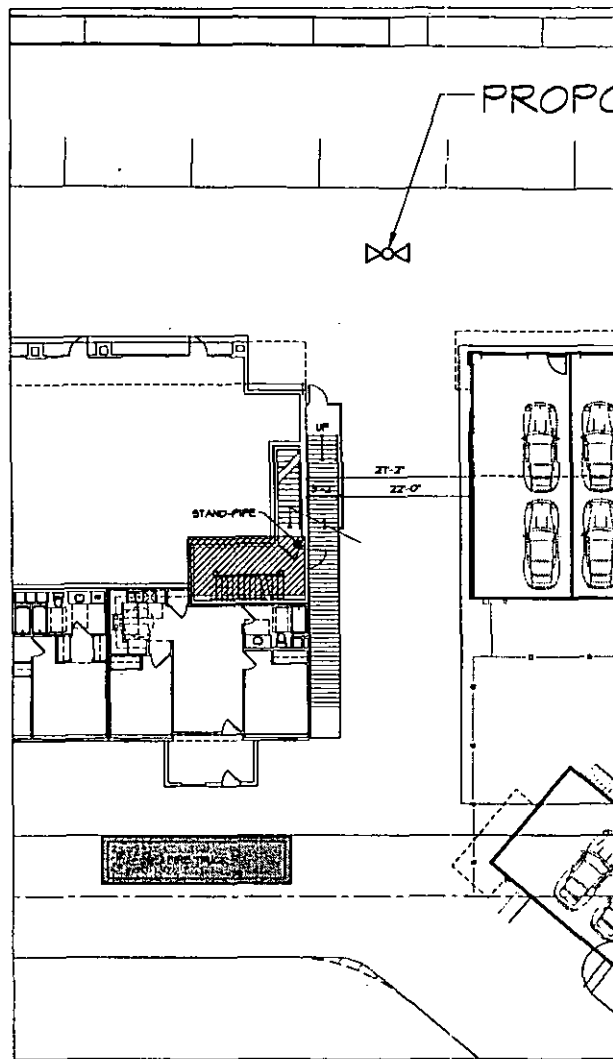
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: MAY 10, 2007
PROJECT: COMM 22
SCALE: 1" = 20' 0"
NORTH
SHEET: FA-1

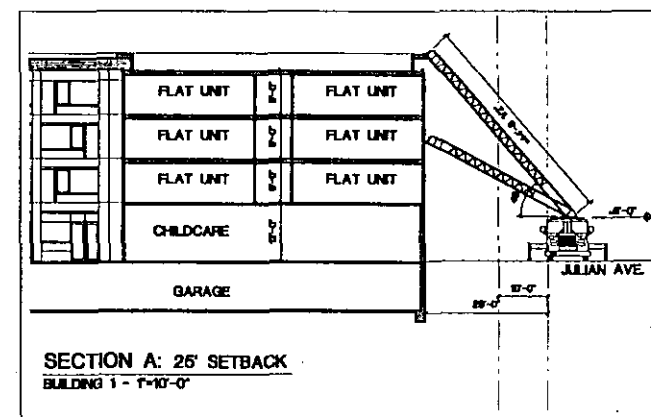
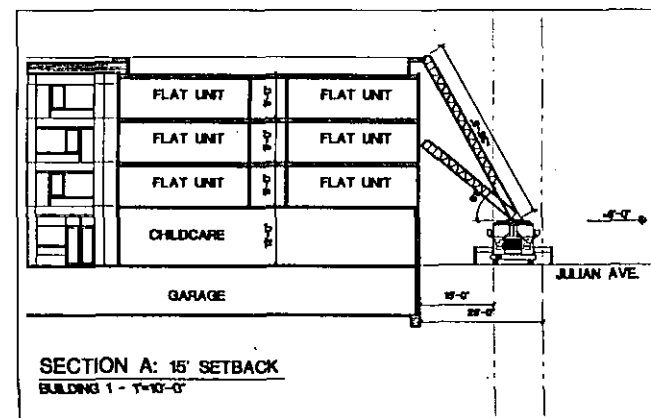




ROOF ACCESSIBLE STAIR: 7:11 RISE-TO-RUN
SCALE 1/4"=1'-0"



ROOF ACCESSIBLE STAIR: 6:9 RISE-TO-RUN
SCALE 1/4"=1'-0"



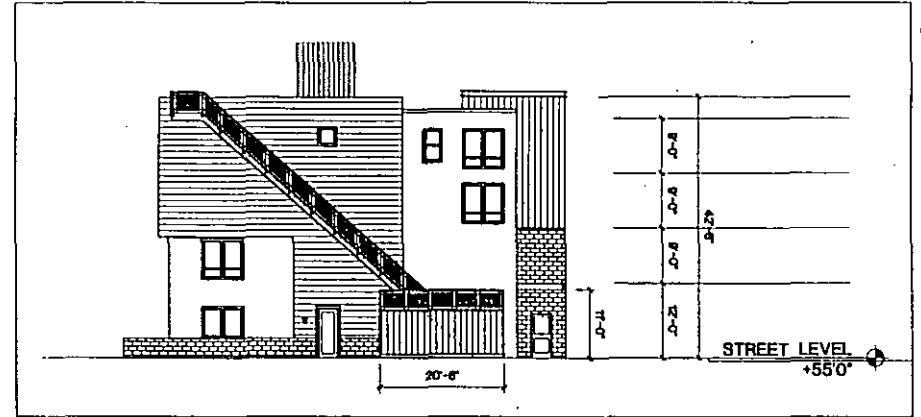
WALL SECTIONS & ENLARGED PLANS
FIRE ACCESS DIAGRAM

DATE: _____ ARTS: _____
PROJECT #: _____
SCALE: _____ VIEWS: _____
NORTH
SHEET: FA-2

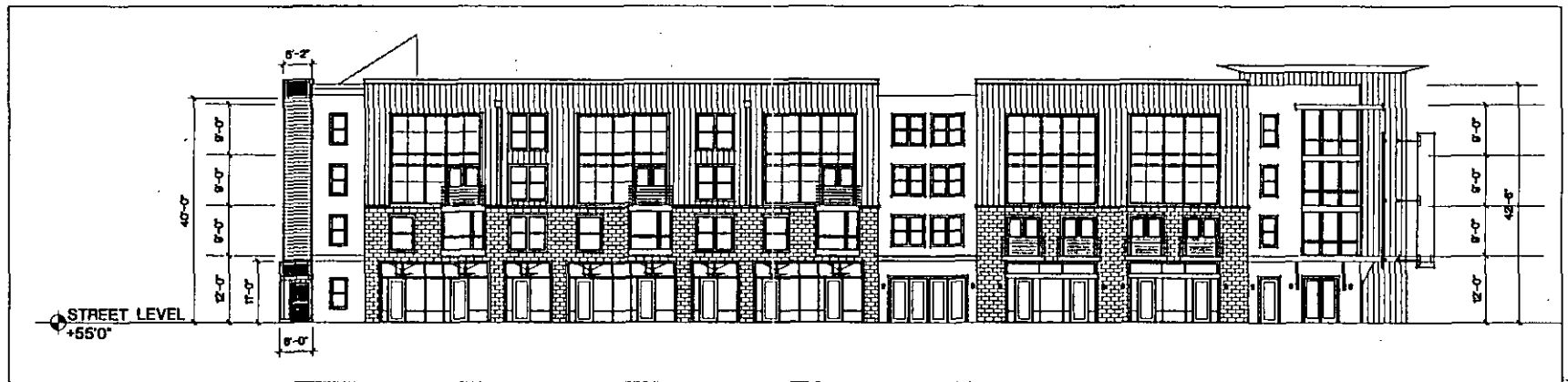


COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT



EAST ELEVATION: NO INTERMEDIATE LANDING
SCALE: 1/16"=1'-0"



NORTH ELEVATION: NO INTERMEDIATE LANDING
SCALE: 1/16"=1'-0"

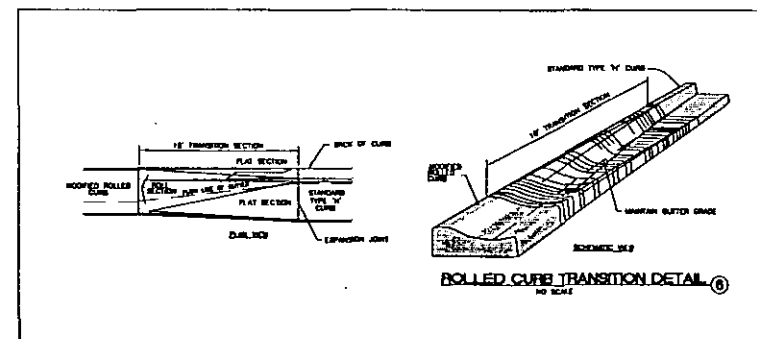
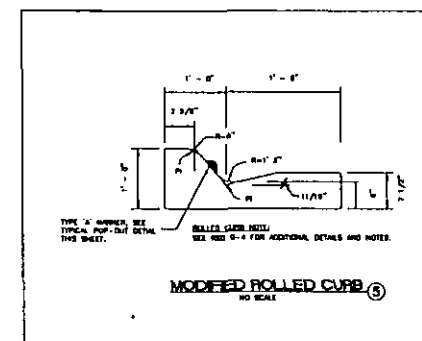
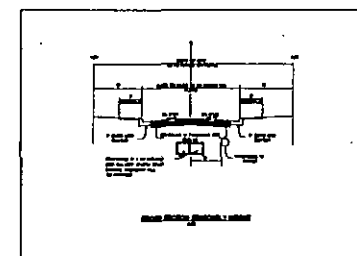
NORTH & EAST ELEVATIONS
FIRE ACCESS DIAGRAM

COMM 22
COMMERCIAL STREET MIXED USE

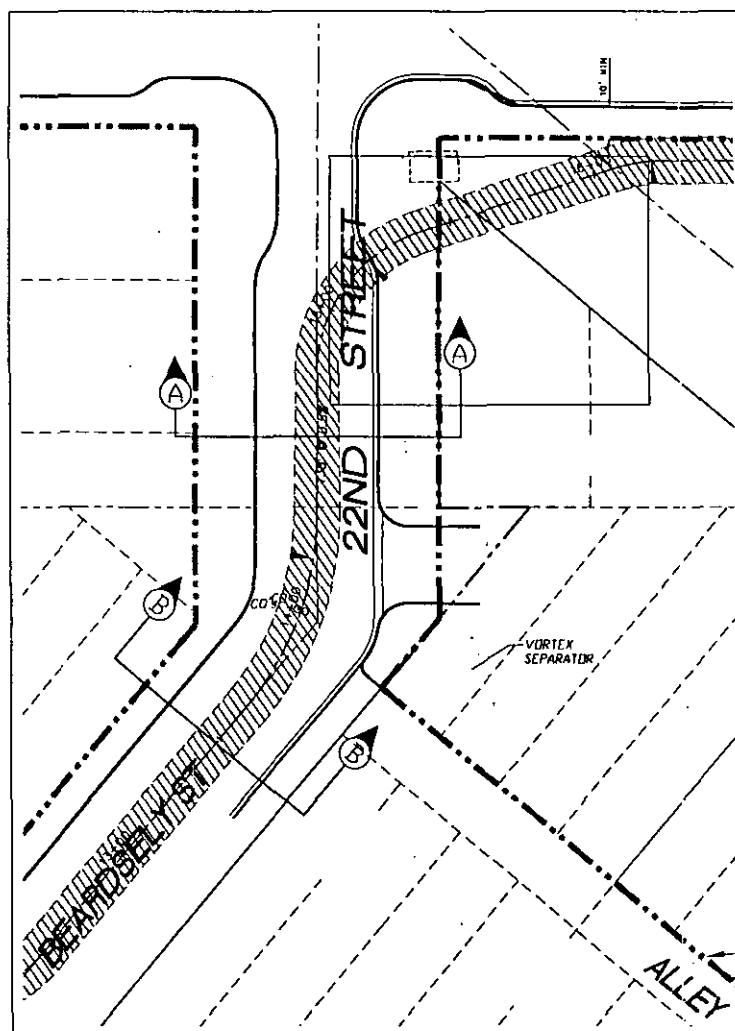
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	DATE: 08/18/2011
PROJECT #:	PROJECT #:
SCALE:	SCALE: 1/16"=1'-0"
NORTH	FA-3





STREET SECTIONS & CURB DETAILS



ENLARGED STREET PLAN: BEARDSLEY & 22ND
SCALE: 1" = 100'

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

**ENLARGED STREET PLANS,
SECTIONS & DETAILS
FIRE ACCESS DIAGRAM**

DATE: 1/17/74
PROJECT#: 0
SCALE: VAR
NORTH
SHEET #:



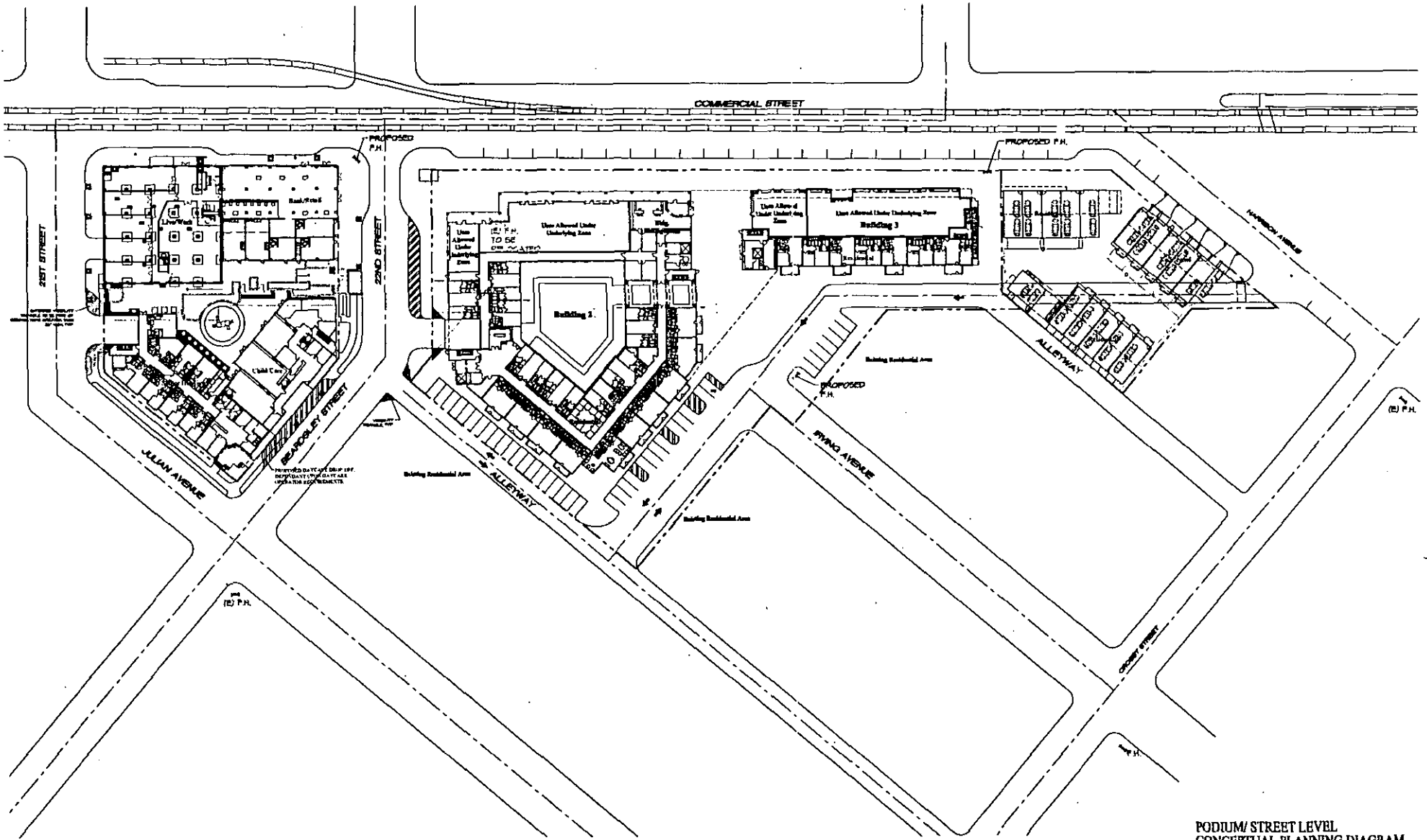
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: ALY 2
PROJECTS: IN
SCALE: 1"=20'

--	--	--

NORTH
SHEET #:





PODIUM/ STREET LEVEL
CONCEPTUAL PLANNING DIAGRAM

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

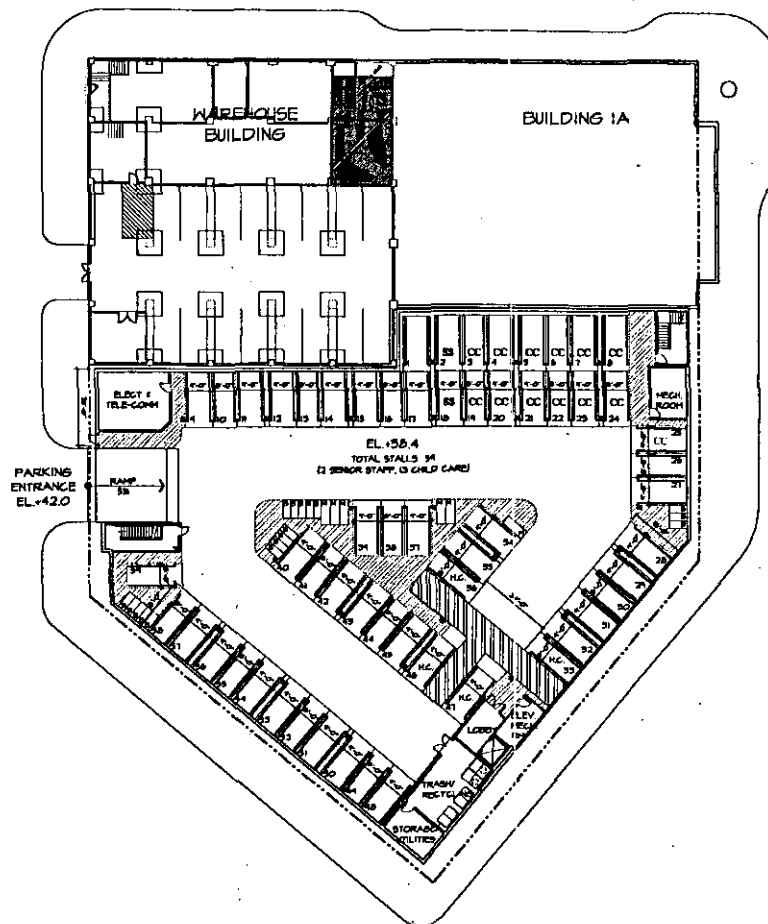
DATE: JULY 10, 2007
PROJECT: COMM 22
SCALE: 1"=50' 0"
NORTH
SHEET: A-2



BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: 11/1/78
PROJECT: 00000000
SCALE: 1"=100'
NORTH
SHEET: A-2



**SITE A- PARKING PROVIDED**

59 TOTAL PARKING PROVIDED

SITE A- PARKING REQUIRED85 TOTAL BUILDING I PARKING
88 TOTAL BUILDING 1A PARKING

59 PROVIDED

171 REQUIRED

112 PARKING TO BE PROVIDED ON SITE B

6 MOTORCYCLE PARKING PROVIDED
17 BICYCLE PARKING PROVIDED

NOTE:
BREAKDOWN OF ADDITIONAL PARKING TO
BE PROVIDED ON SITE B
26 - LIVE-WORK UNITS (11-LIVE, 22-WORK)
59 - OFFICE & BANK
14 - STUDIO UNITS IN BANK BUILDING
26 - SENIOR OVERFLOW PARKING

SITE A
SENIOR/ BUILDING I
SUBTERRANEAN PARKING P1

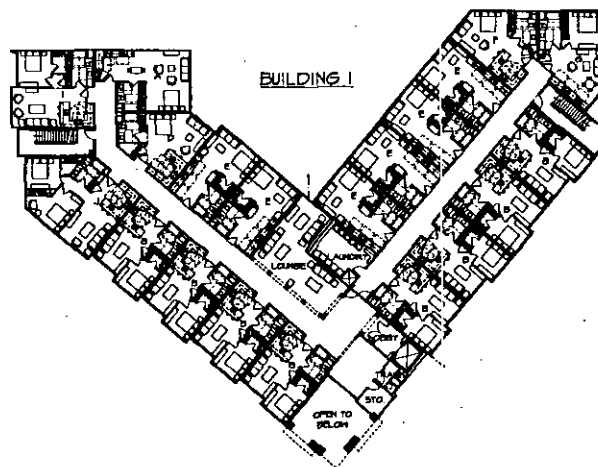
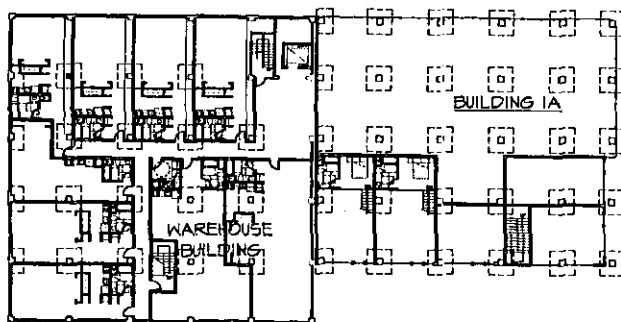
COMM 22

COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	JULY 2007
PROJECT:	15-10
SCALE:	1" = 10'
NORTH	↑
SHEET:	A-3





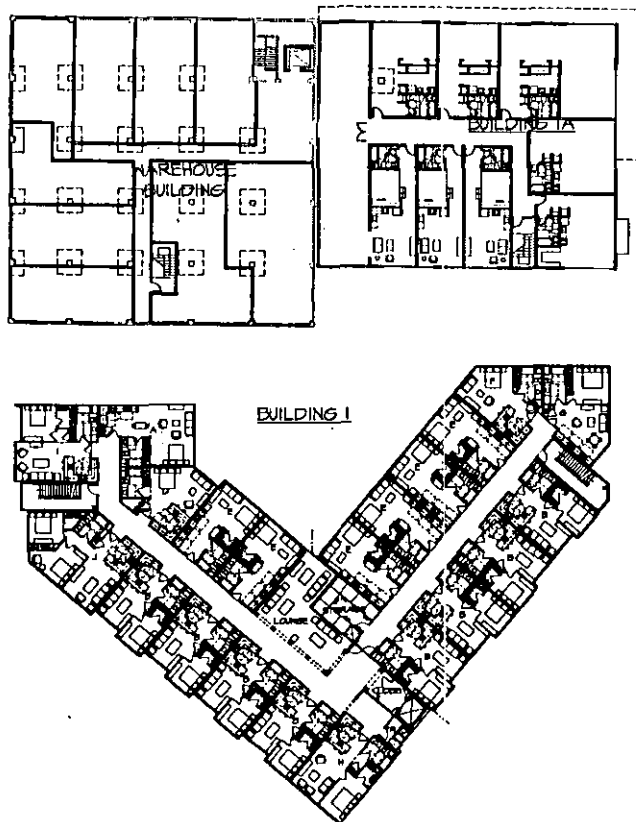
SITE A
SENIOR/ BUILDING 1
SECOND LEVEL BUILDING PLAN

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	ALYNN MM
PROJECT #:	0000
SCALE:	1"=10'
NORTH	A-5
SHEET #:	





SITE A
SENIOR/ BUILDING 1
THIRD LEVEL BUILDING PLAN

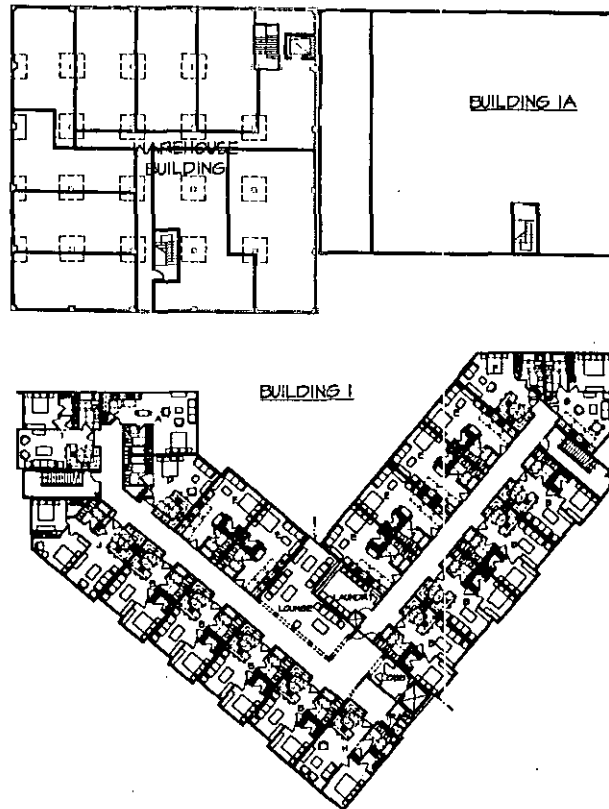
COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	JAN 14, 2004
PROJECT #:	0000
SCALE:	1/8" = 1'-0"
NORTH:	
DRAWN BY:	A-6



McLennan Engineering Studio & Partners, Inc.



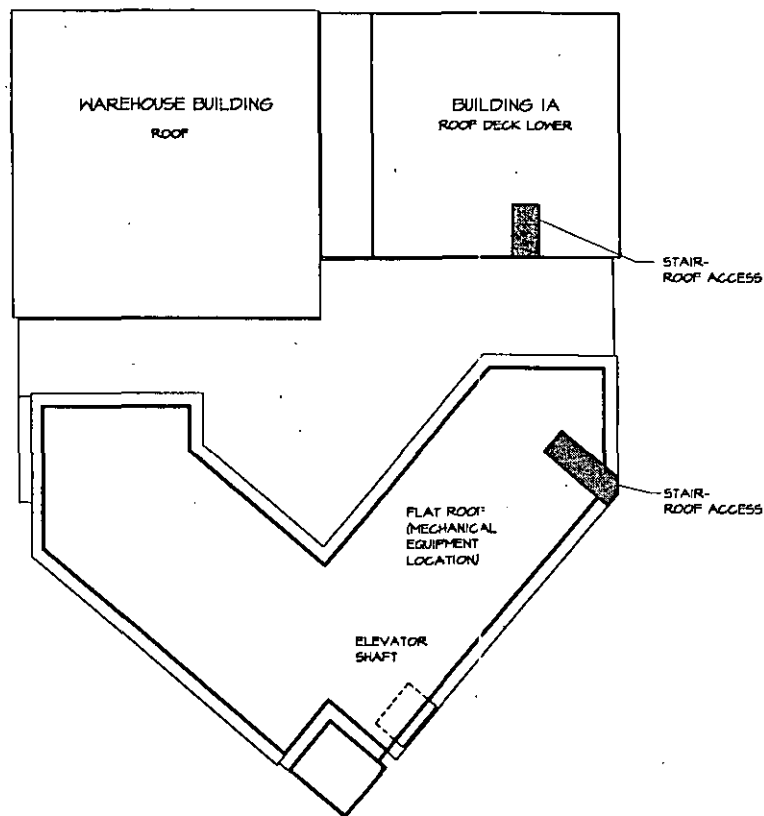
SITE A
SENIOR/ BUILDING 1
FOURTH LEVEL BUILDING PLAN

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	JUL 15, 2008
PROJECT:	COMM 22
SCALE:	1/4" = 1'-0"
NORTH	
SHEET #:	A-7





SITE A
SENIOR/ BUILDING 1
ROOF PLAN

COMM 22 COMMERCIAL STREET MIXED USE

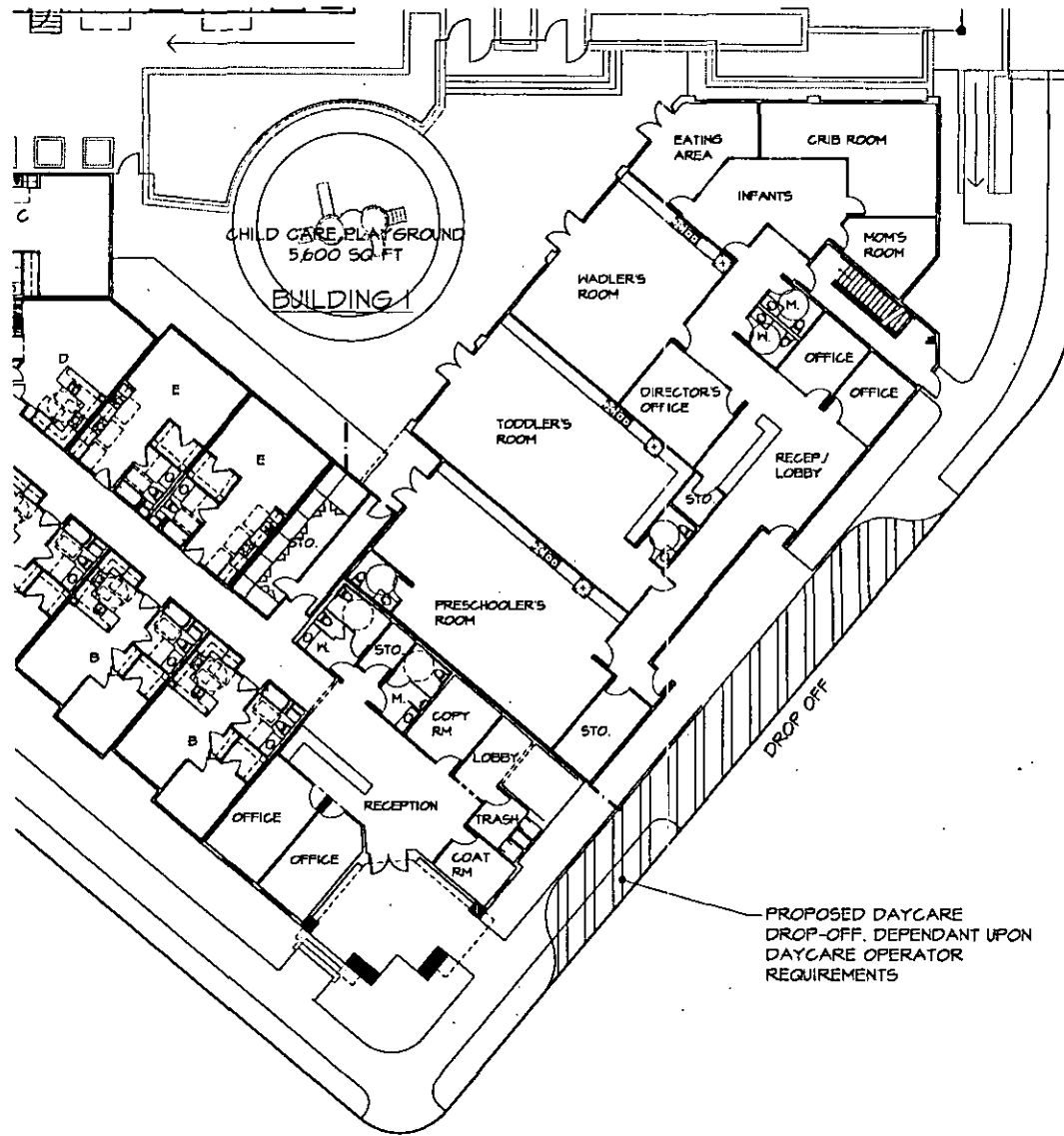
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	05/01/09
PROJECT:	MM
SCALE:	1"=10'
NORTH	↑
SHEET:	A-8



M&E Engineering, Inc.

002005



**SITE A
ENLARGED CHILD CARE CENTER**

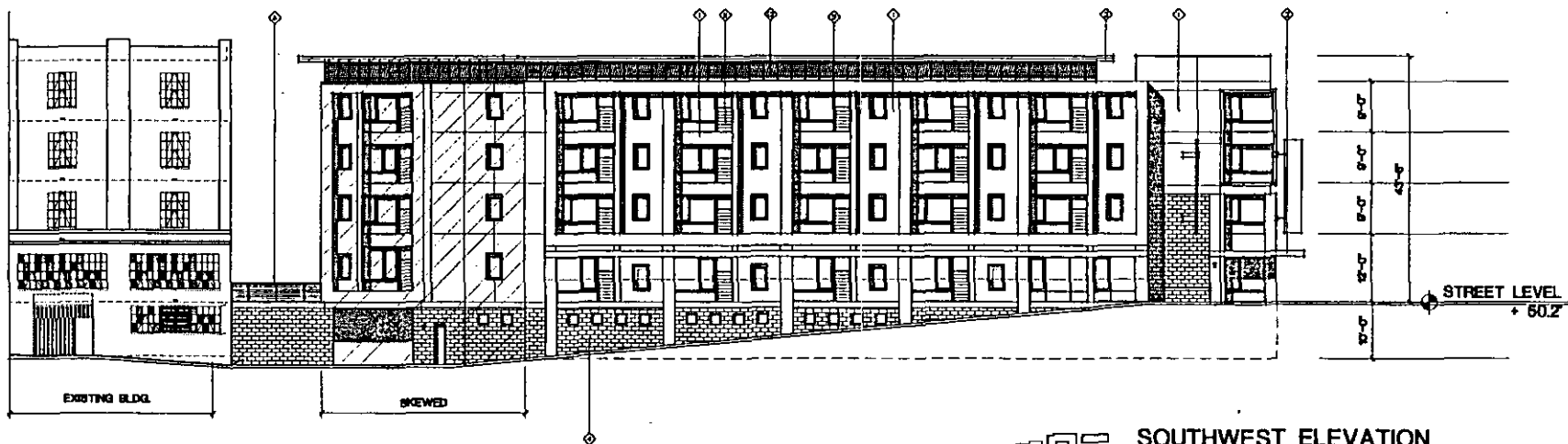
DATE:	JAN 10, 2007
PROJECT #:	00-00
SCALE:	1/4" = 1'-0"
NORTH:	
SHEET #:	A-6



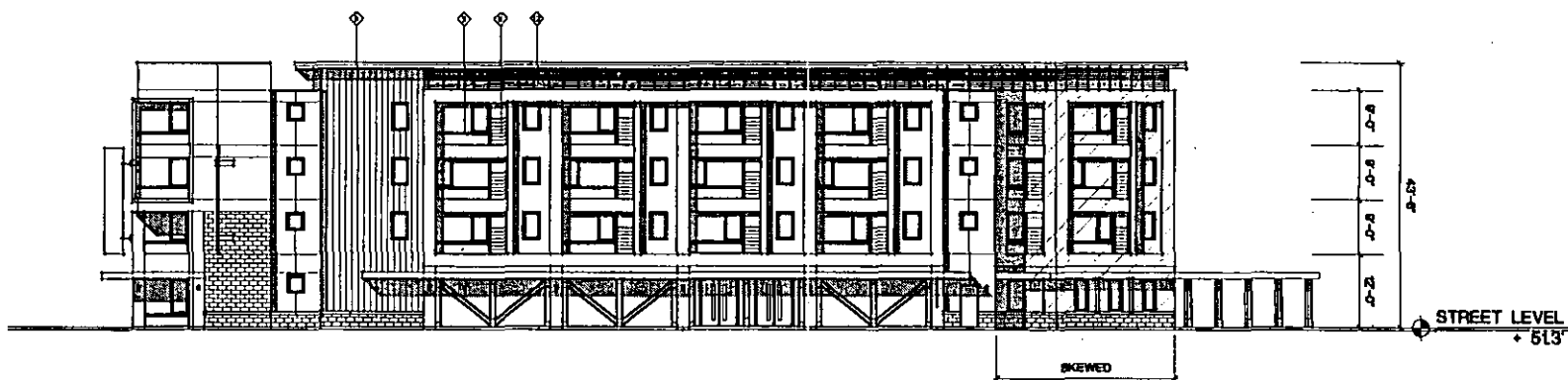
**COMM 22
COMMERCIAL STREET MIXED USE**

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

002006



SOUTHWEST ELEVATION
BUILDING 1



SOUTHEAST ELEVATION
BUILDING 1

SITE A
SENIOR BUILDING 1 ELEVATIONS

COMM 22 **COMMERCIAL STREET MIXED USE**

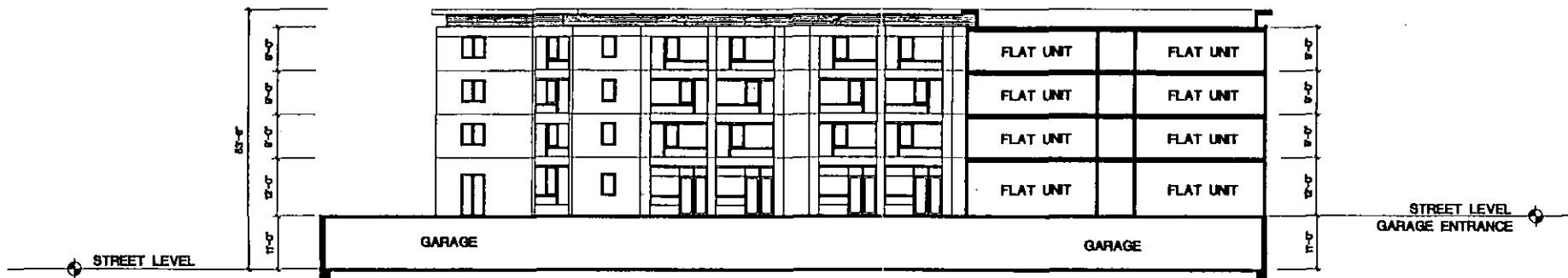
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	04/18/09
PROJECT #:	0000
SCALE:	1/4" = 1'-0"
NORTH	
SHEET #:	A-10

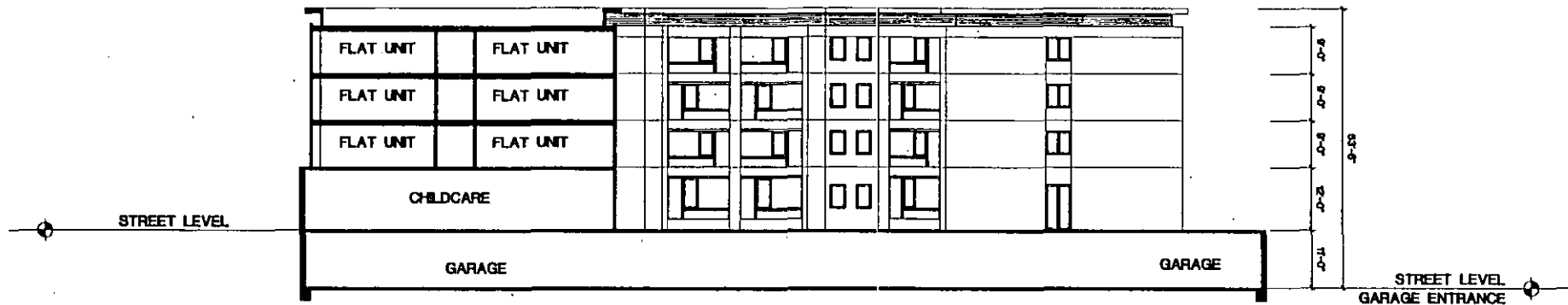


McLeod Vignati Gordin & Partners, Inc.

002007



SECTION A
BUILDING 1




SECTION B
BUILDING 1

SITE A
COURTYARD/ BUILDING 1 SECTIONS

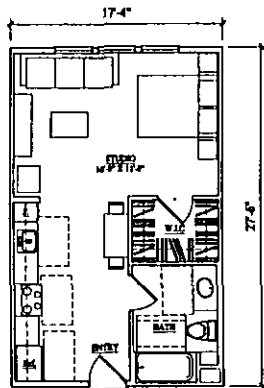
COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

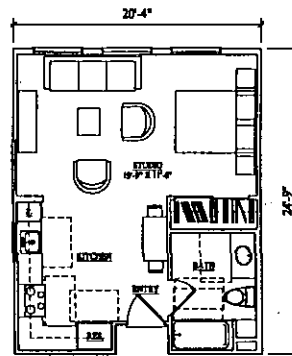
DATE:	ALYIA 08/01
PROJECT #:	00-00
DEAL:	MAAC
<div style="text-align: center;">  NORTH SHEET: A-11 </div>	



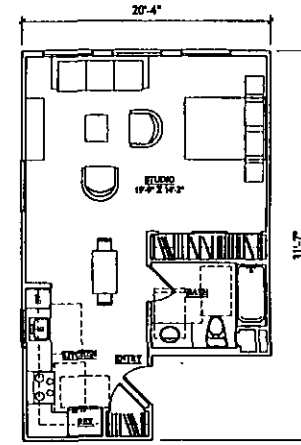
002008



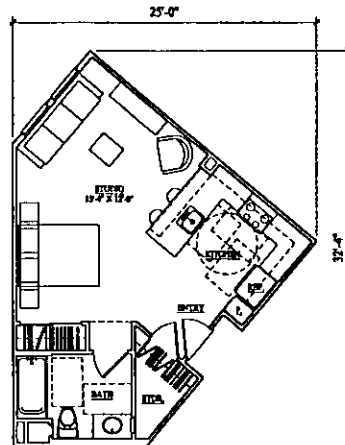
PLAN E - SENIOR STUDIO
1 BATH
TOTAL AREA: 471 SQ FT
20 TOTAL UNITS



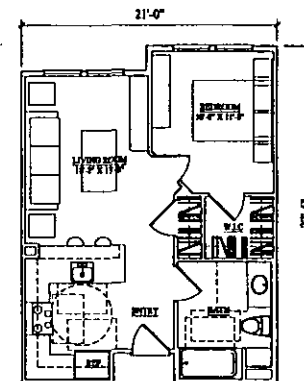
PLAN C - SENIOR STUDIO
1 BATH
TOTAL AREA: 493 SQ FT
1 TOTAL UNITS



PLAN A - SENIOR STUDIO
1 BATH
TOTAL AREA: 575 SQ FT
3 TOTAL UNITS



PLAN D - SENIOR STUDIO
1 BATH
TOTAL AREA: 513 SQ FT
4 TOTAL UNITS



PLAN B - SENIOR FLAT
1 BEDROOM / 1 BATH
TOTAL AREA: 545 SQ FT
27 TOTAL UNITS

**SITE A
SENIOR / BUILDING 1 FLATS
UNIT PLANS**

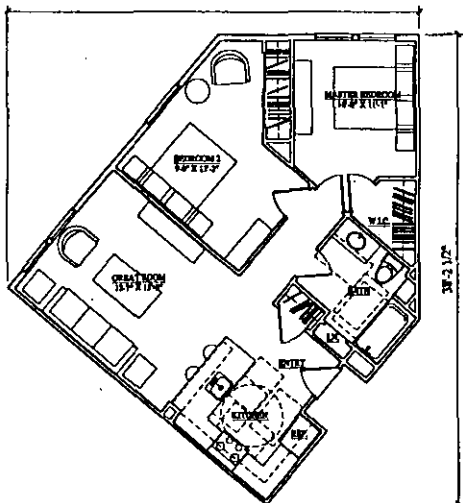
COMM 22 **COMMERCIAL STREET MIXED USE**

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

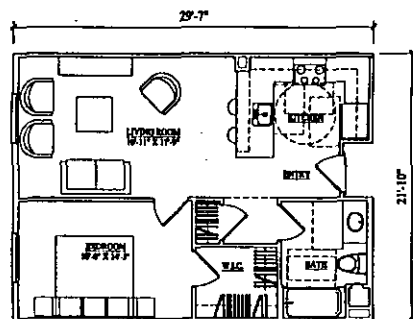
DATE:	JULY 20, 2007
PROJECT #:	06-04
SCALE:	1/8" = 1'-0"
NORTH	
SHEET #:	A-12



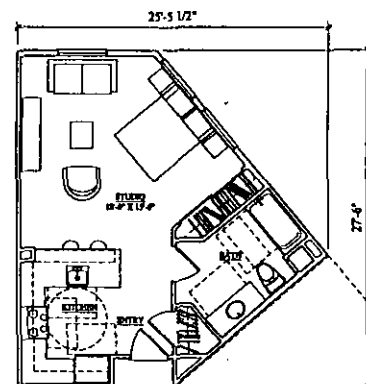
002009



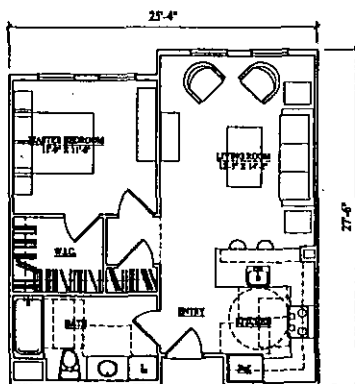
PLAN J - SENIOR FLAT
2 BEDROOM / 1 BATH
TOTAL AREA : 817 SQ FT
4 TOTAL UNITS



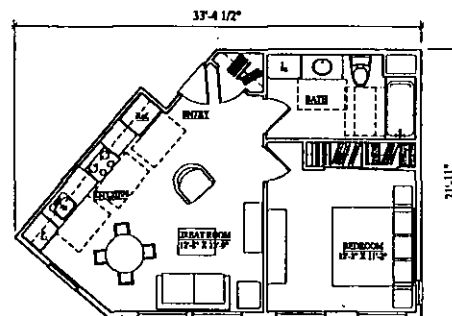
PLAN H - SENIOR FLAT
1 BEDROOM / 1 BATH
TOTAL AREA : 635 SQ FT
2 TOTAL UNITS



PLAN F - SENIOR STUDIO
1 BATH
TOTAL AREA : 592 SQ FT
3 TOTAL UNITS



PLAN I - SENIOR FLAT
1 BEDROOM / 1 BATH
TOTAL AREA : 660 SQ FT
3 TOTAL UNITS



PLAN G - SENIOR FLAT
1 BEDROOM / 1 BATH
TOTAL AREA : 592 SQ FT
3 TOTAL UNITS

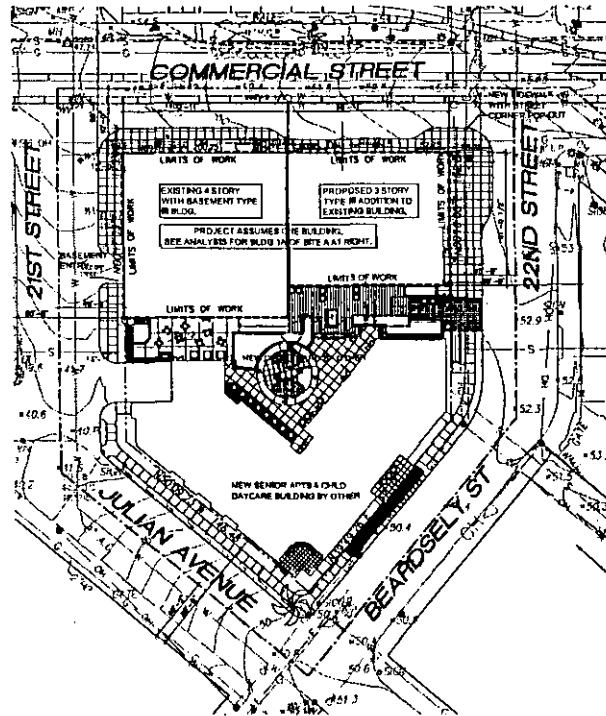
**SITE A
SENIOR/ BUILDING 1 FLATS
UNIT PLANS**

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	DATE:
PROJECT:	PROJECT:
SCALE:	SCALE:
ADDITION:	ADDITION:
SHEET:	SHEET:

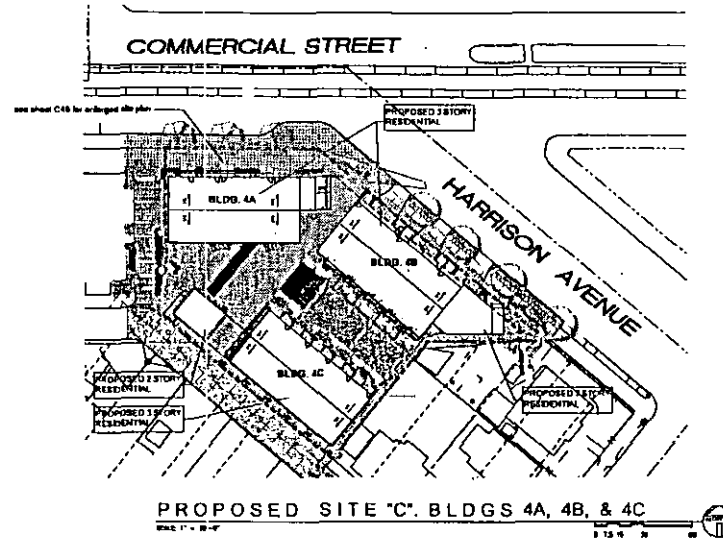




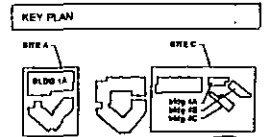
PROPOSED SITE "A" BLDG 1A.



PHOTOGRAPHIC SURVEY SITE "A"



PROPOSED SITE "C". BLDGS 4A, 4B, & 4C



002010

COMM 22 COMMERCIAL STREET MIXED USE

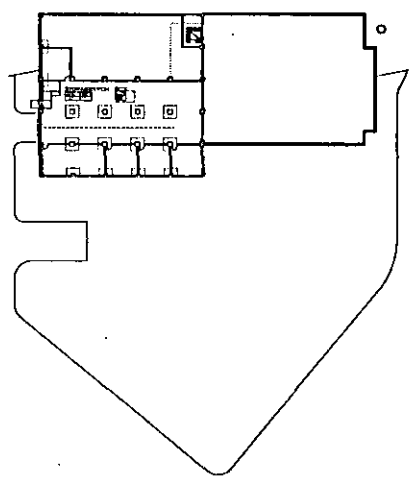
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

Title Sheet/Site plan
Building 1A of site A & Building
4A, 4B, & 4C of site C

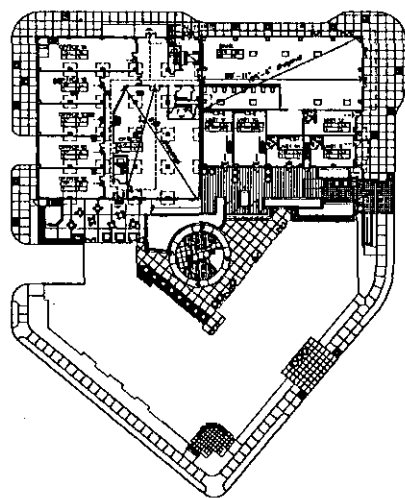
DATE: July 12, 2011
PROJECT #: 02-10
SCALE: 1"=30'-0"
NORTH
SHEET #1: A14

PUBLIC
Accession - Planning

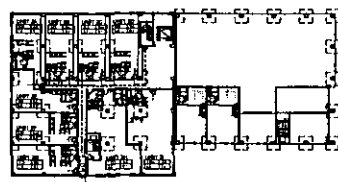
2011 Plan Set
2011 Plan Set
2011 Plan Set
2011 Plan Set



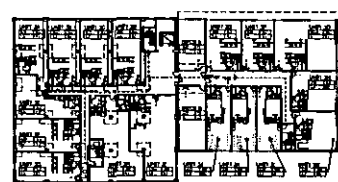
BASMENT FLOOR PLAN - OCCUPANCY / EXPOSURE
 SCALE: 1" = 20'-0"



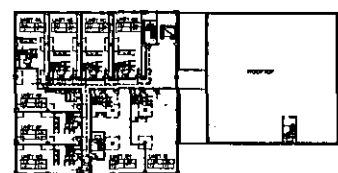
GROUND FLOOR PLAN - OCCUPANCY / EXPOSED



2ND FLOOR PLAN - OCCUPANCY / EXPOSURE
SCALE: 1" = 20'-0"



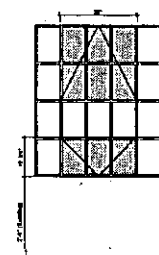
3RD FLOOR PLAN - OCCUPANCY / (EXPENSE)
SCALE: 1" = 30'-0"



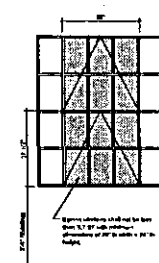
STH FLOOR PLAN - OCCUPANCY / EXPOSURE

NOTES	
GROSS SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR
OCCUPANT LOAD	GROUP DIVISION

Occupancy Key



☒ Existing Window Condition
→ $W = 1.0$



Proposed Egress Window Condition
with 1/2" x 1/2"

Building 1A & Accessibility & Egress Diagram

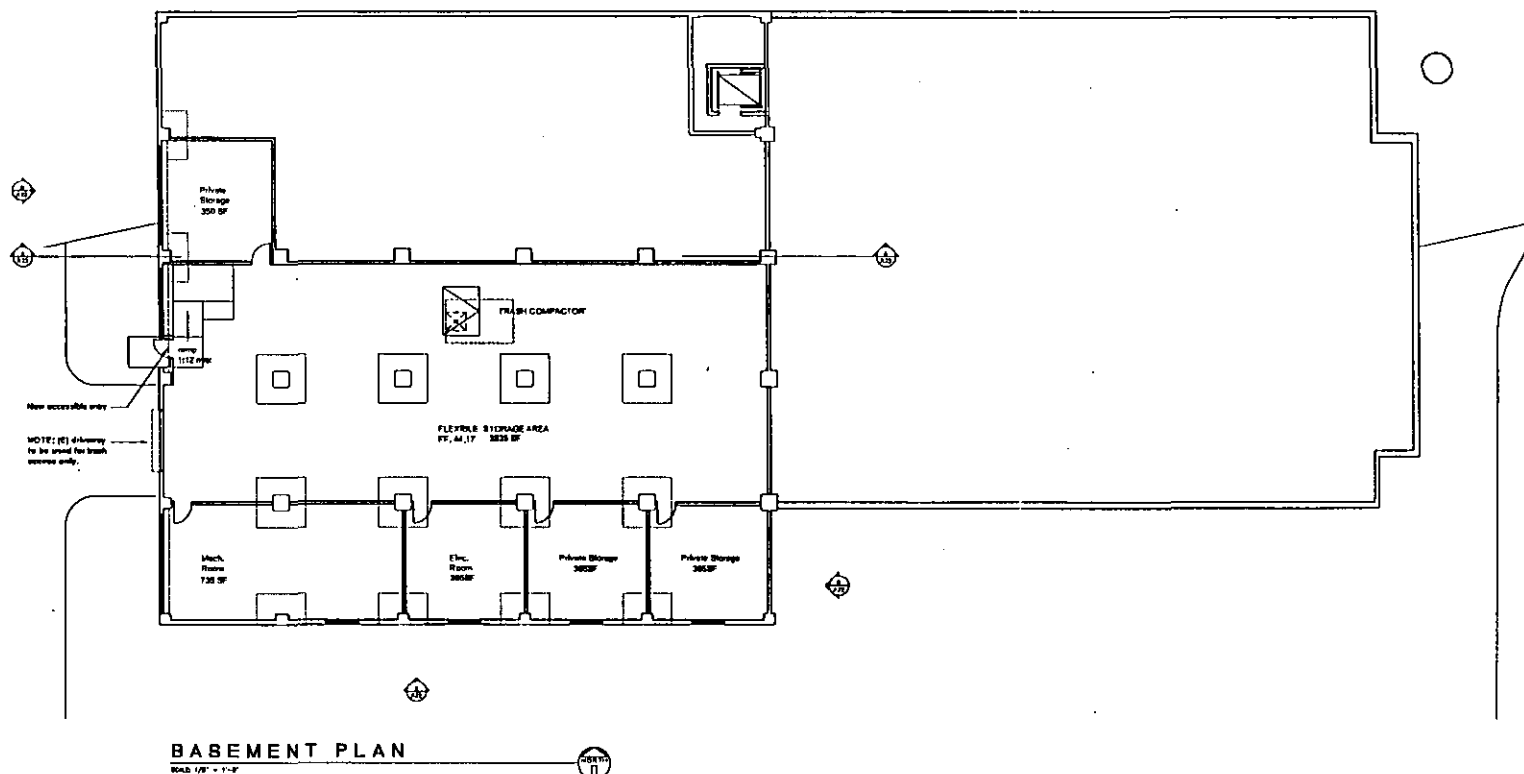
COMM 22
COMMERCIAL STREET MIXED USE
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: July 23, 2005
PROJECT #: 05-78
SCALE: 1"=20' 0"
NORTH
SHEET #: A15

PUBLIC
Architectural • Planning
6601 Peachtree Ave.
Suite 500 • Atlanta, GA 30328
404 525-1001
404 525-1002 fax
www.architectural.org

NORTH
SHEET #:

002012

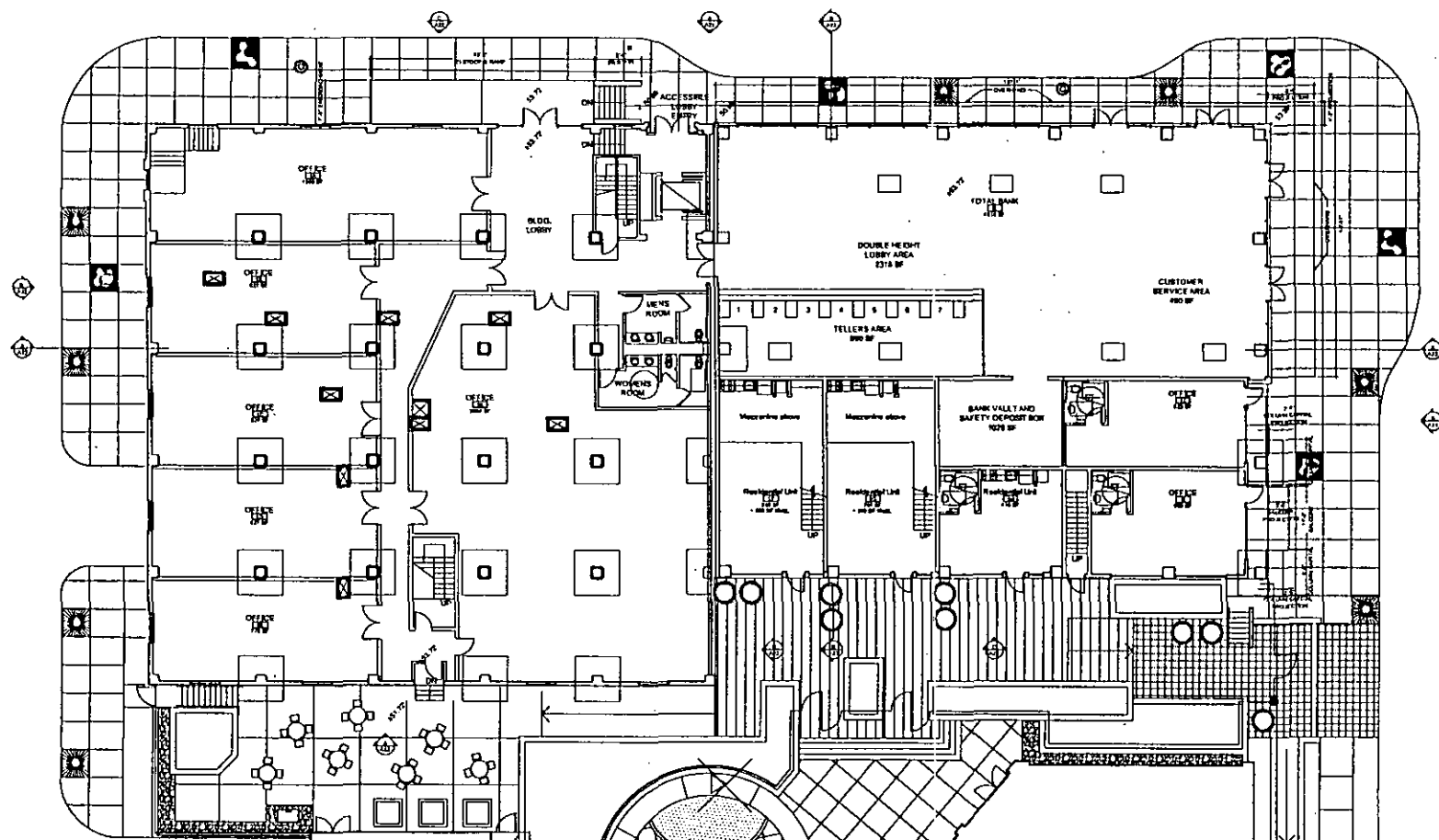


Site A - Bldg. 1A
Basement Floor Plan

COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: JUL 23, 2017
 PROJECT: 03-10
 SCALE: 1/8" = 1'-0"
 NORTH
 SHEET: A16

PUBLIC
 Architects + Planning
 4447 Park Blvd.
 San Diego, CA 92116
 619.592.4000
 www.parkplanning.com



NOTES				
SQUARE FOOTAGE BY ROOM - GRADE				
ROOM NO.	ROOM NAME	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	TOTAL
1	ENTRANCE	100	10.00	1000
2	REAR PORCH	100	10.00	1000
3	FRONT PORCH	100	10.00	1000
4	KITCHEN	100	10.00	1000
5	BATH	100	10.00	1000
6	HALL	100	10.00	1000
7	CL. 1	100	10.00	1000
8	CL. 2	100	10.00	1000
9	CL. 3	100	10.00	1000
10	CL. 4	100	10.00	1000
11	CL. 5	100	10.00	1000
12	CL. 6	100	10.00	1000
13	CL. 7	100	10.00	1000
14	CL. 8	100	10.00	1000
15	CL. 9	100	10.00	1000
16	CL. 10	100	10.00	1000
17	CL. 11	100	10.00	1000
18	CL. 12	100	10.00	1000
19	CL. 13	100	10.00	1000
20	CL. 14	100	10.00	1000
21	CL. 15	100	10.00	1000
22	CL. 16	100	10.00	1000
23	CL. 17	100	10.00	1000
24	CL. 18	100	10.00	1000
25	CL. 19	100	10.00	1000
26	CL. 20	100	10.00	1000
27	CL. 21	100	10.00	1000
28	CL. 22	100	10.00	1000
29	CL. 23	100	10.00	1000
30	CL. 24	100	10.00	1000
31	CL. 25	100	10.00	1000
32	CL. 26	100	10.00	1000
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213	CL. 207	100	10.00	1000
214	CL. 208	100	10.00	1000
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216	CL. 210			

COMM 22

COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

Site A - Bldg. 1A
Ground Floor Plan

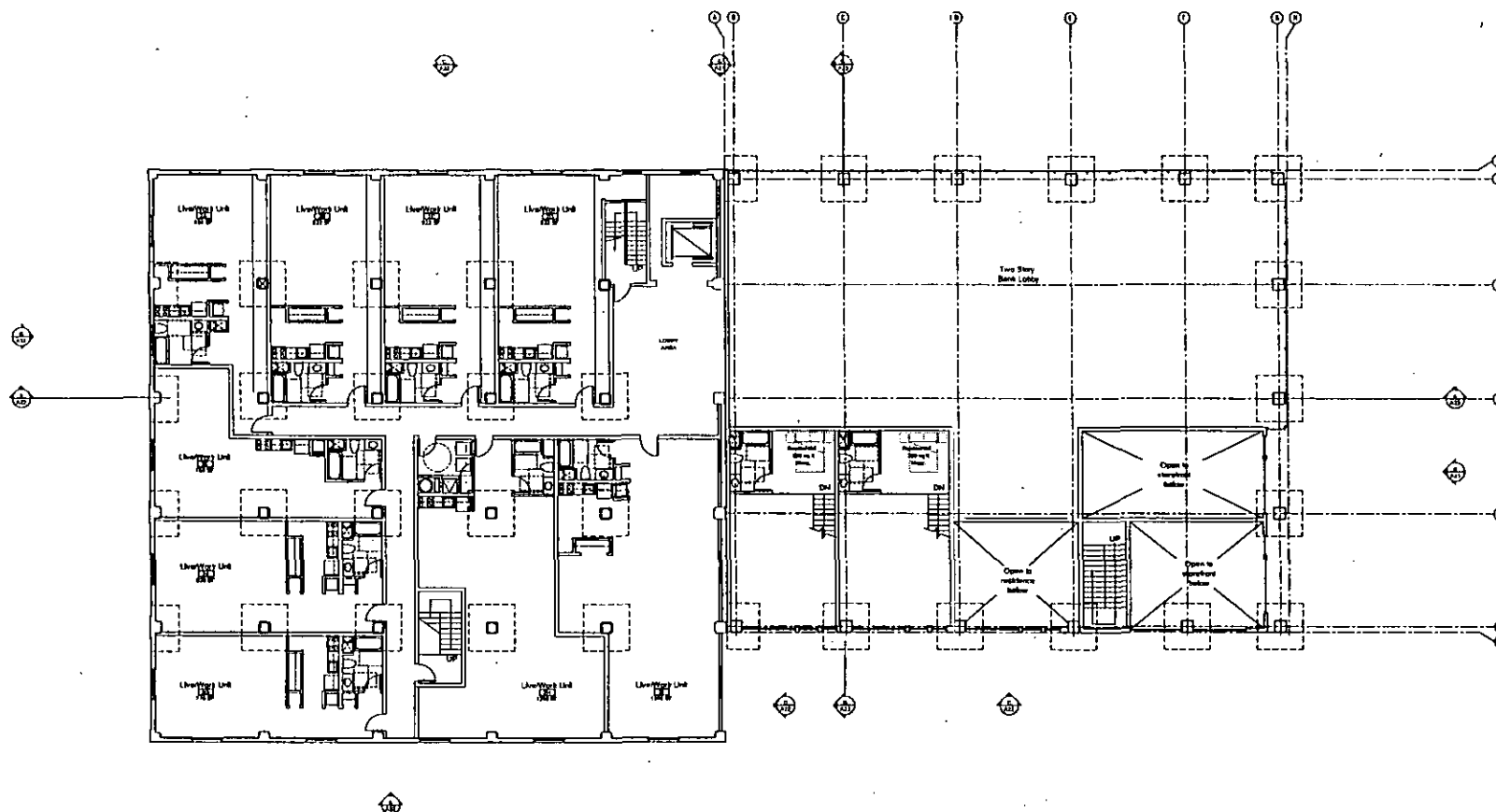
DATE: July 27, 2000
PROJECT #: 05-15-1
SCALE: 1" = 40'
NORTH
SHEET #: A17

PUBLIC
Exhibitions - offenders

Line 7 Profit 2000
 9000 (Niles, CA 94551)
 6-70 842 8400
 8-70 842 8400 8-70
 8-70 842 8400 8-70

NOTES

002014



SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



Site A - Bldg. 1A
Second Floor Plan

COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

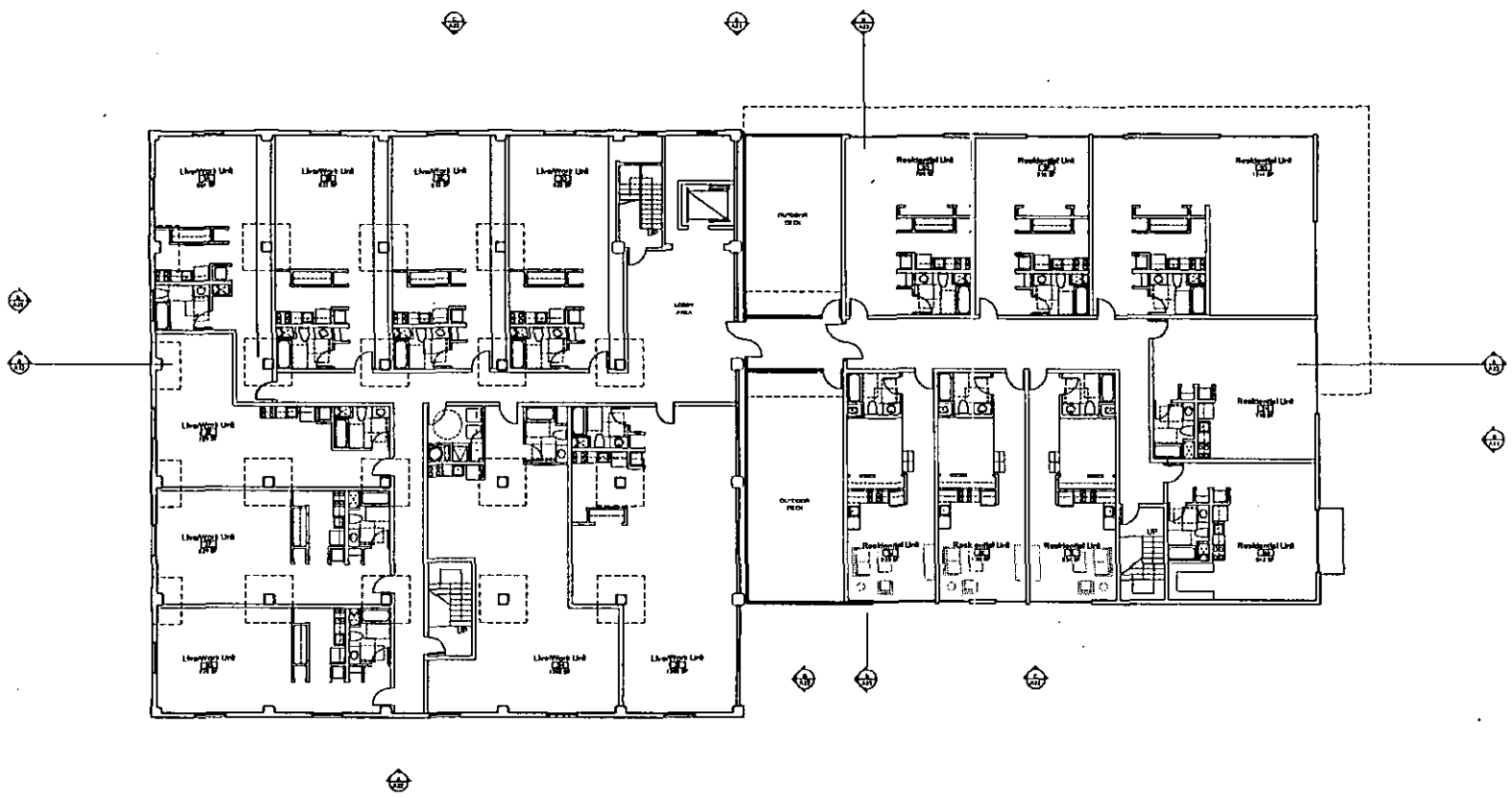
DATE:	JUL 21, 2010
PROJECT:	COMM 22
SCALE:	1/4" = 1'-0"
NORTH	
SHEET #:	A18

PUBLIC
 Architecture + Planning

6017 Park Blvd.
 San Diego, CA 92121
 619.592.1001
 www.apdgroup.com

002015

NOTES



THIRD FLOOR PLAN

COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

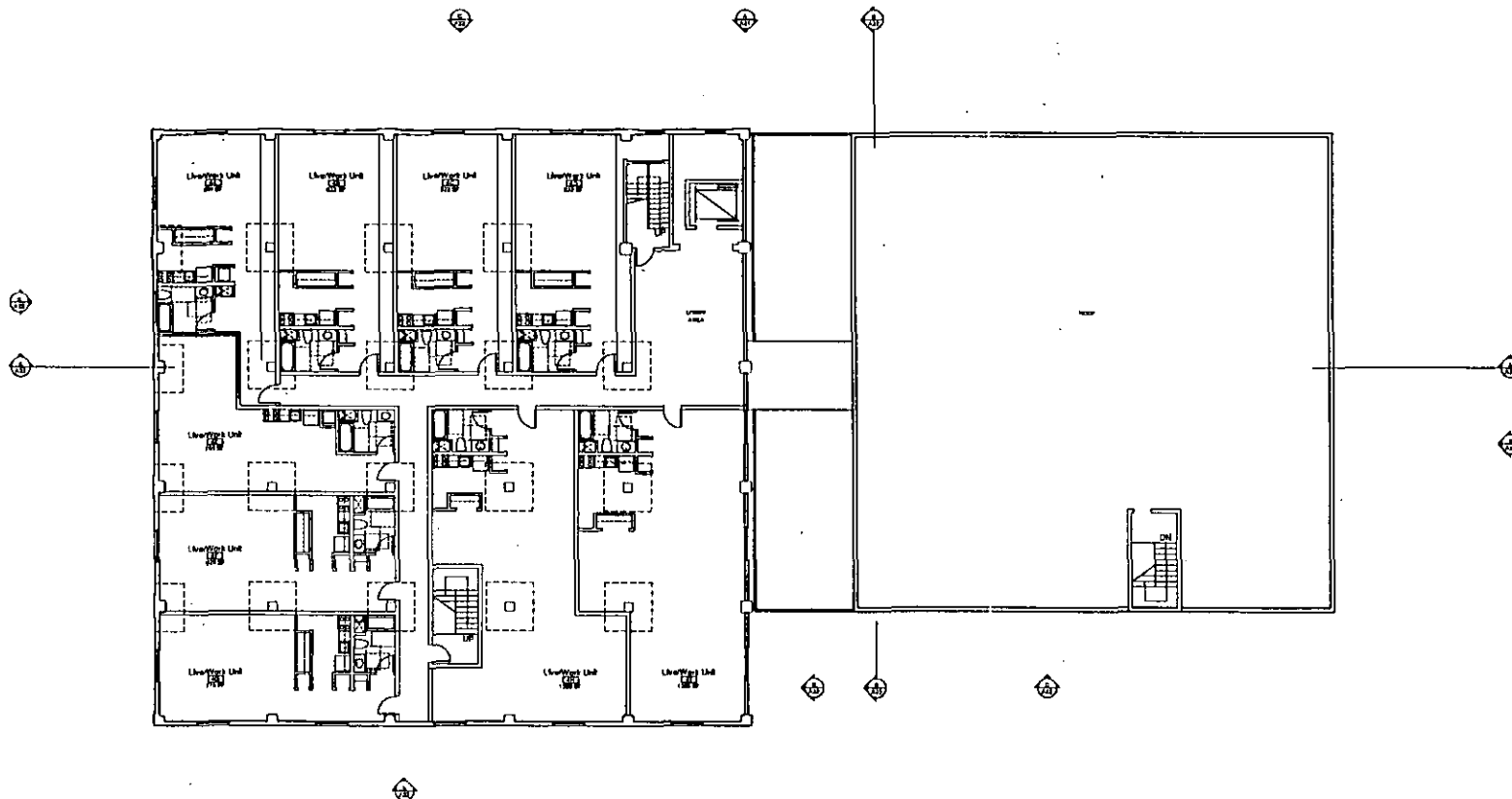
Site A - Bldg. 1A
 Third Floor Plan

DATE:	JUL 21, 2011
PROJECT:	COMM
SCALE:	1/4" = 1'-0"
NORTH	
SHEET:	19

PUBLIC
 Architecture - Planning
 441 West 34th
 San Diego, CA 92108
 619.594.1000
 www.ppublicarchitecture.com

002016

NOTES



FOURTH FLOOR + BANK ROOF PLAN
SCALE: 1/8" = 1'-0"

Site A - Bldg. 1A
Fourth Floor Plan

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

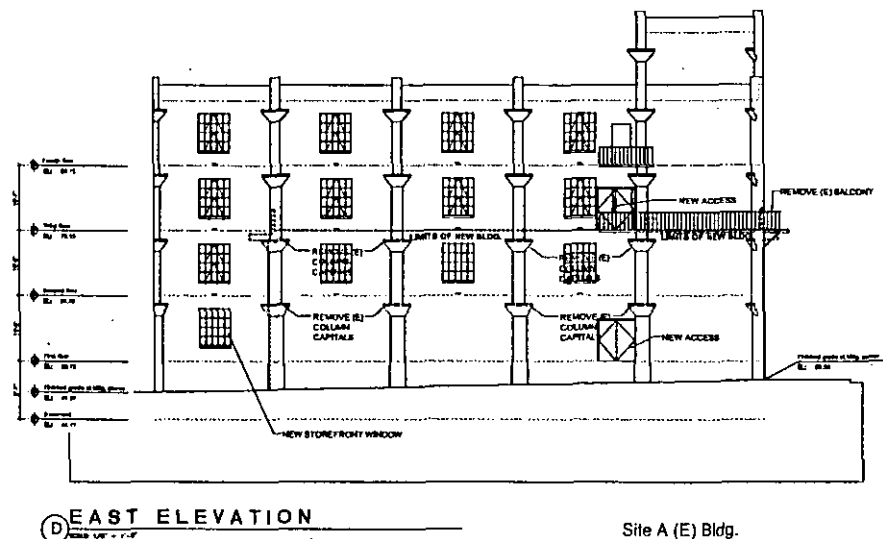
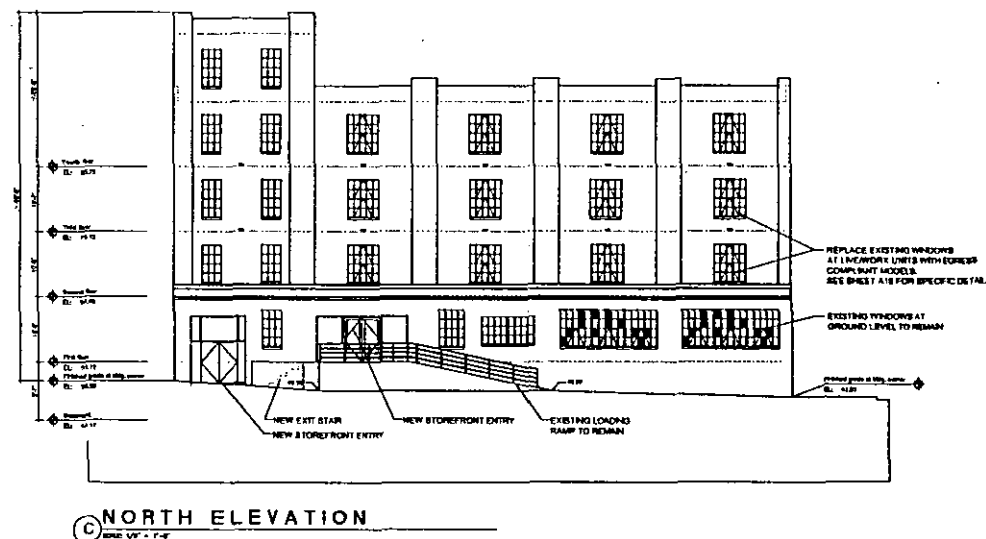
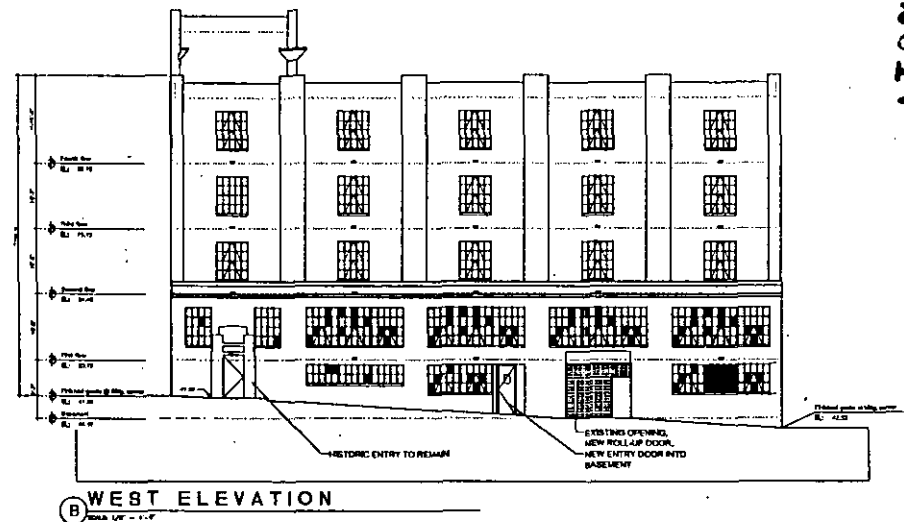
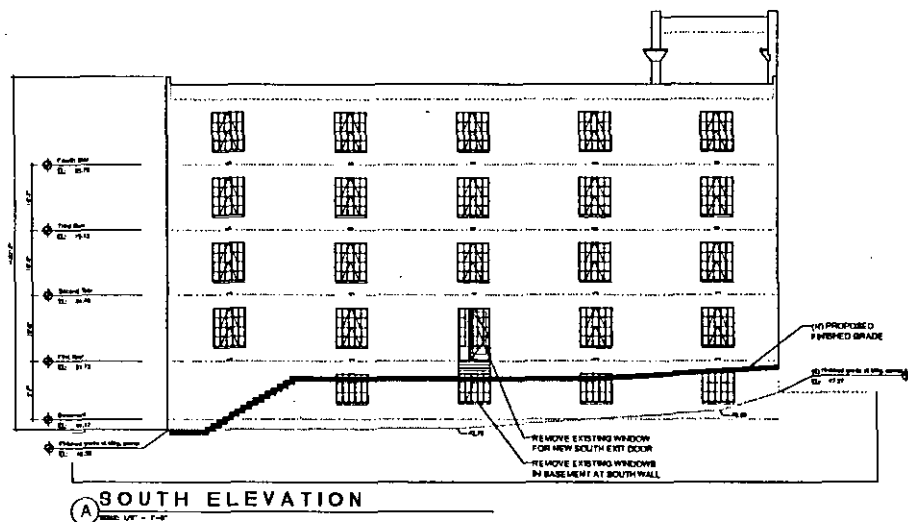
DATE:	JUL 21, 2017
PROJECT #:	00-100
SCALE:	1/8" = 1'-0"
NORTH	
SHEET #:	A20

PUBLIC

Architectural & Planning
1001 Park Blvd.
San Diego, CA 92101
(619) 594-1000
www.pacificarchitect.com

002017

NOTES



Site A (E) Bldg.
1A Elevations

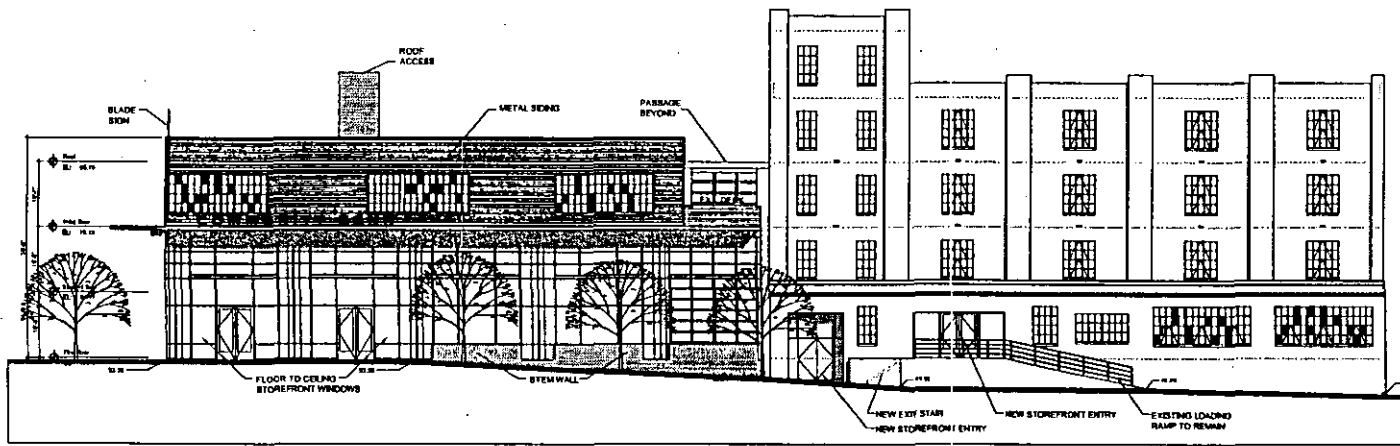
COMM 22
COMMERCIAL STREET MIXED USE
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	JAN 22, 2017	PUBLIC Architecture + Planning
PROJECT:	SD-19	
SCALE:	1/8" = 1'-0"	
SHEET:	A21	

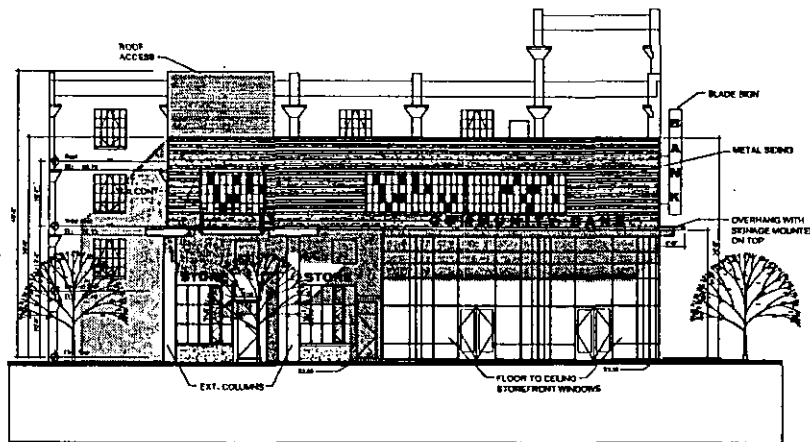
North Arrow pointing up.

002018

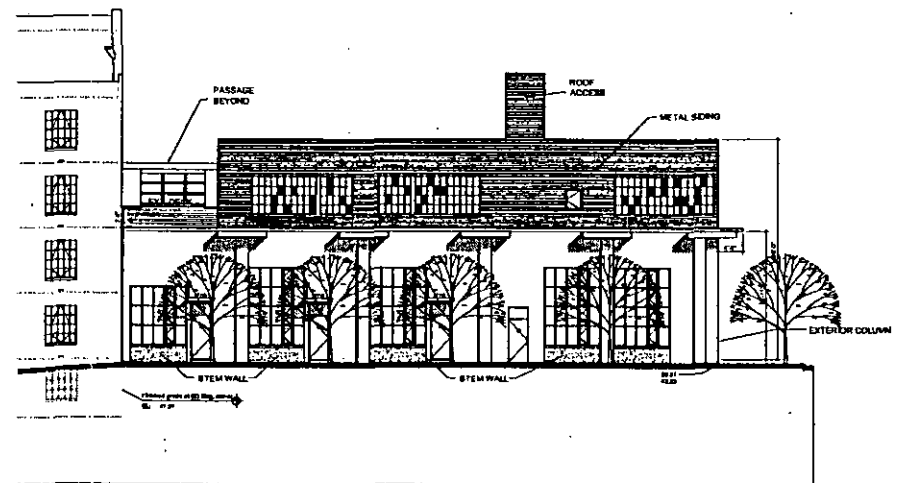
NOTES



A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B EAST ELEVATION
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

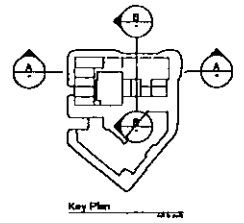
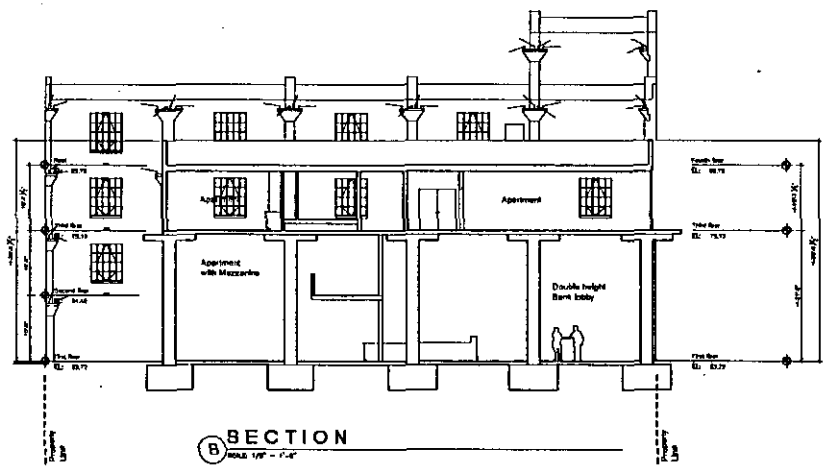
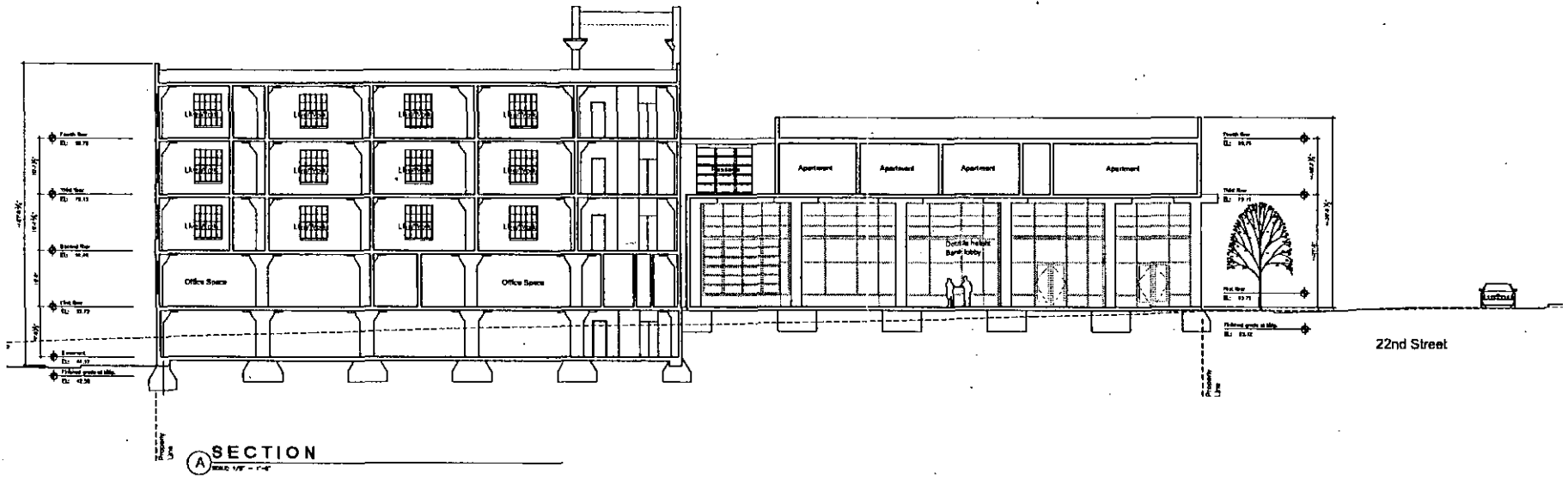
Site A - New Bldg.
1A - Elevations

COMM 22
COMMERCIAL STREET MIXED USE
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	JAN 21, 2022	PUBLIC Architecture + Planning 2001 Peachtree Suite 200, Atlanta, GA 30309 404.525.1000 www.papad.com
PROJECT #:	20-100	
SCALE:	1/8" = 1'-0"	
NORTH		
SHEET #:	A22	

002019

NOTES



Site A - New Bldg.
1A sections

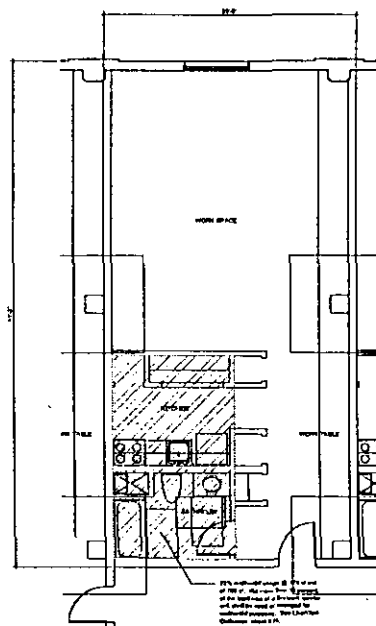
COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	July 12, 2019
PROJECT:	CD-19
SCALE:	1/8" = 1'-0"
NORTH	
SHEET:	A23

PUBLIC
 Architects - Planning
 4411 19th St.
 St. Louis, MO 63116
 314.861.4000
 www.papadimitriou.com

002020

NOTES



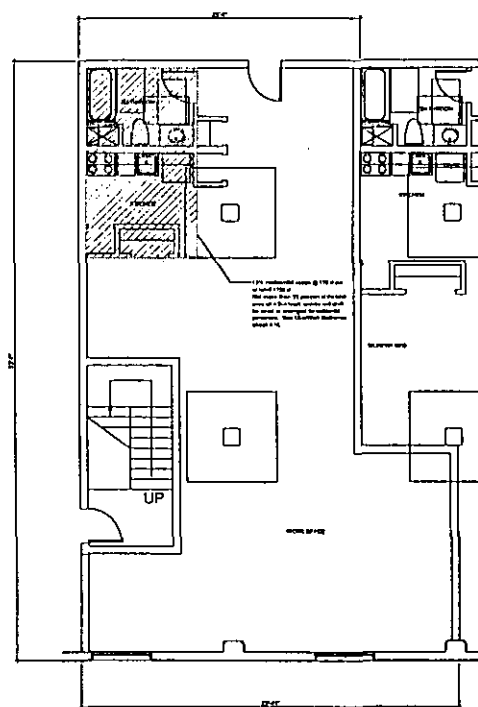
ENLARGED FLOOR PLANS

SCALE: 1/4" = 1'-0"

UNITS: 2A, 2B, 2C, 2D
3A, 3B, 3C, 3D
4A, 4B, 4C, 4D



Key Plan



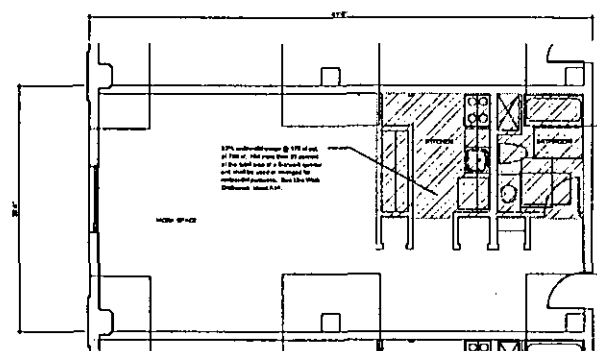
ENLARGED FLOOR PLANS

SCALE: 1/4" = 1'-0"

UNITS: 2H, 2I
3H, 3I
4H, 4I



Key Plan



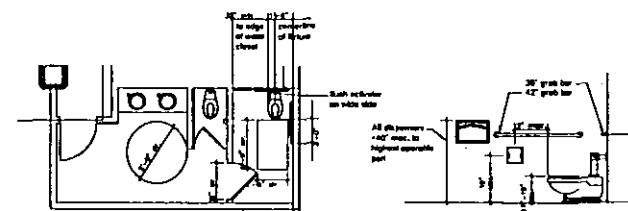
ENLARGED FLOOR PLANS

SCALE: 1/4" = 1'-0"

UNITS: 2E, 2F, 2G
3E, 3F, 3G
4E, 4F, 4G



Key Plan



ELEVATION

ENLARGED OFFICE BATHROOM PLAN

SCALE: 1/4" = 1'-0"



Key Plan Ground Level

Site A - (E) Bldg.
1A Enlarged Unit Plans

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

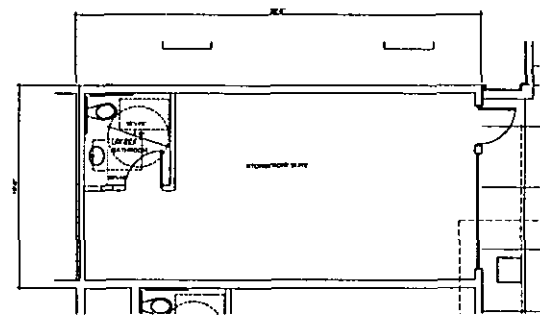
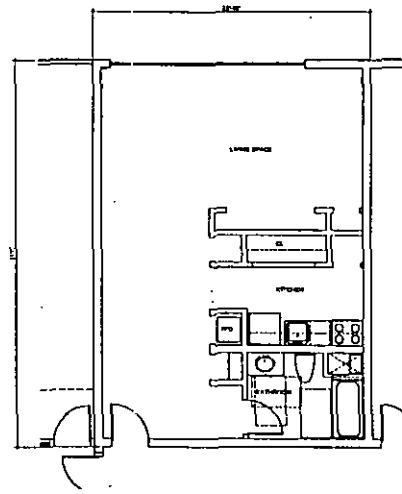
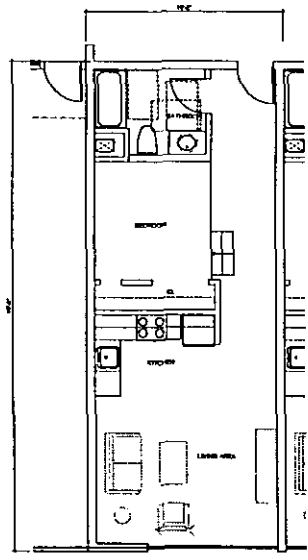
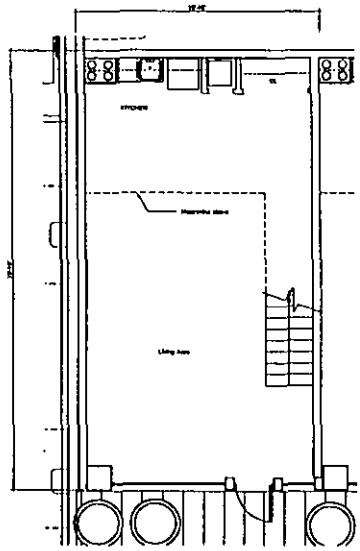
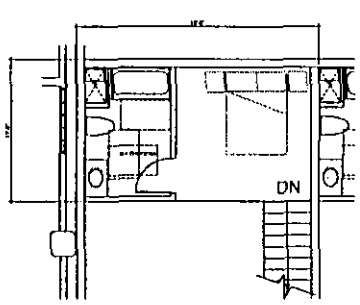
DATE:	JUL 22, 2020
PROJECT:	COMM 22
SCALE:	1/4" = 1'-0"
NORTH:	UP
SHEET:	A24

PUBLIC
Availability - Planning

1001 Park Ave.
Box 1000, 100 North
07030-0001
www.parkhigh.com

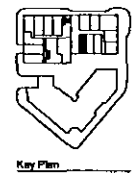
002021

NOTES



ENLARGED FLOORPLANS

Scale: 1/4" = 1'-0"
UNITS: 3J, 3K, 3L



Key Plan

ENLARGED FLOORPLANS

Scale: 1/4" = 1'-0"
UNITS: 3Q, 3P, 3O



Key Plan

ENLARGED FLOORPLANS

Scale: 1/4" = 1'-0"
UNITS: 1J



Key Plan Ground Level

ENLARGED FLOORPLANS

Scale: 1/4" = 1'-0"
UNITS: 1F, 1G



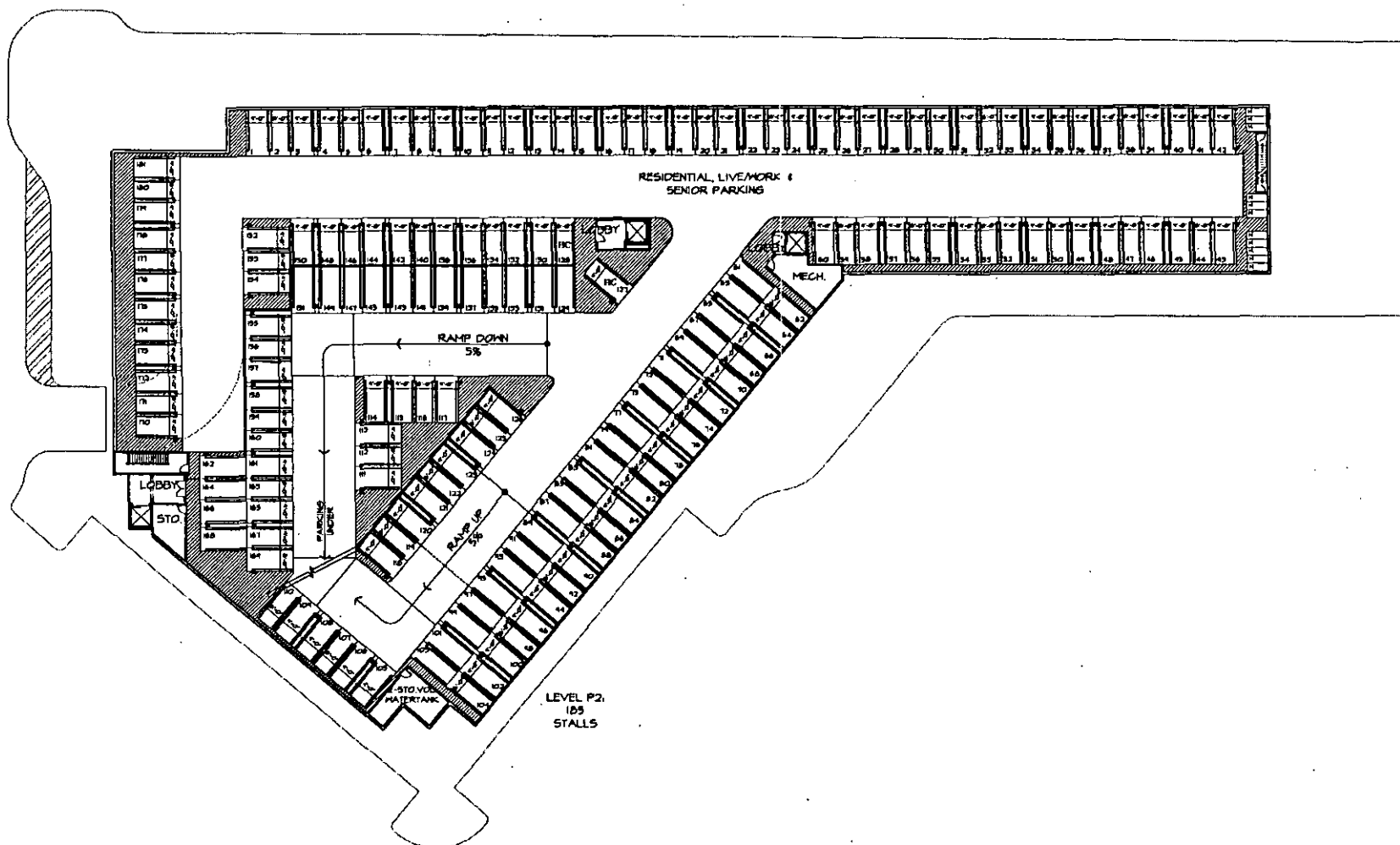
Key Plan Ground Level

COMM 22
COMMERCIAL STREET MIXED USE
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

Site A - New Bldg.
1A Enlarged Unit Plans

DATE:	JUL 13, 2021
PROJECT:	CS-19
SCALE:	1/4" = 1'-0"
NORTH	
SHEET:	A25

PUBLIC
Accessibility - Pending
and Public Use
Bridges of the
City of
the City of
the City of



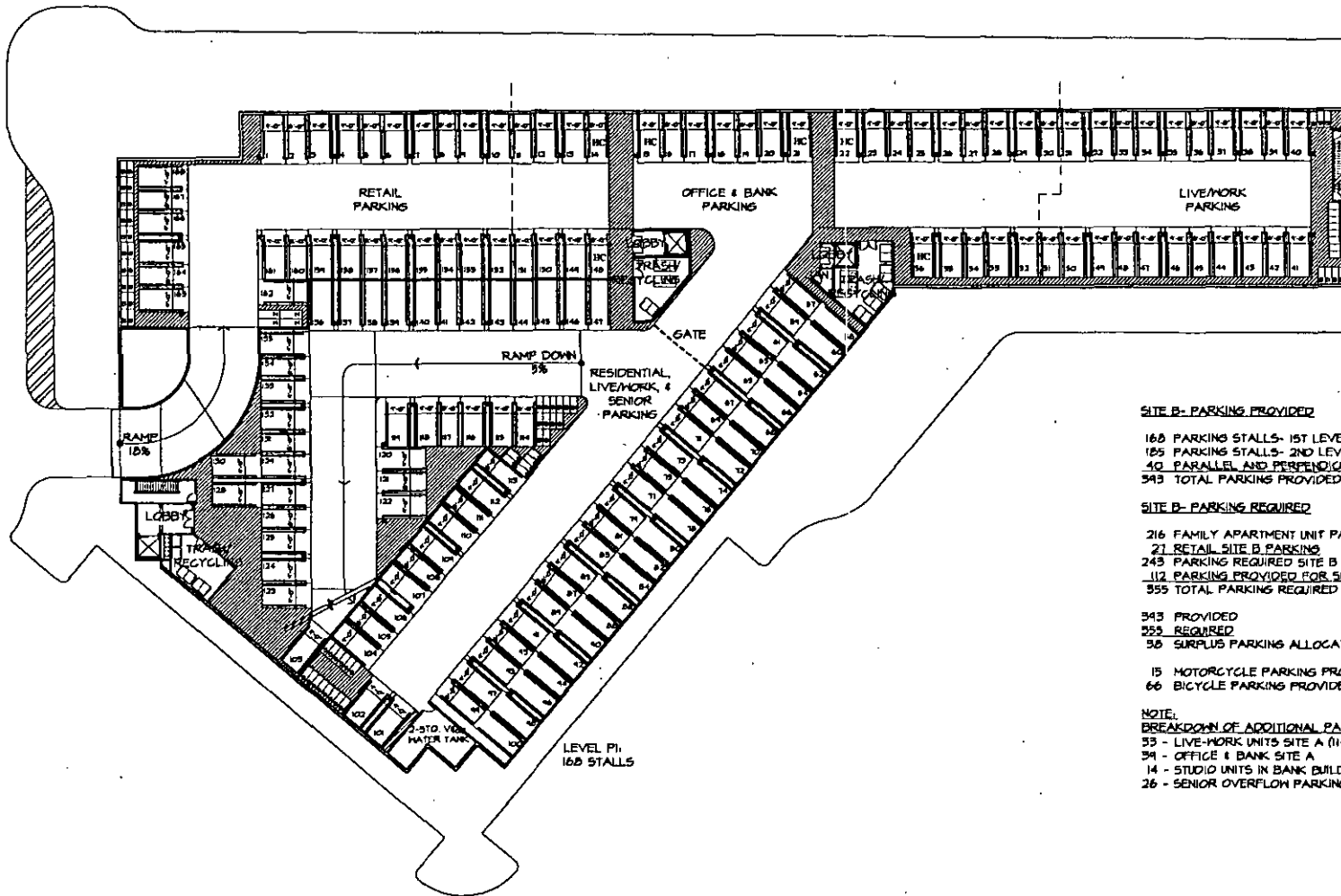
COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

SITE B
FAMILY APARTMENT/
BUILDINGS 2 & 3
SUBTERRANEAN PARKING P2

DATE:	DATE:
PROJECT #:	PROJECT #:
SCALE:	SCALE:
NORTH	
SHEET #:	



**SITE B- PARKING PROVIDED**

168 PARKING STALLS- 1ST LEVEL GARAGE
 185 PARKING STALLS- 2ND LEVEL GARAGE
 40 PARALLEL AND PERPENDICULAR ON STREET
 343 TOTAL PARKING PROVIDED

SITE B- PARKING REQUIRED

216 FAMILY APARTMENT UNIT PARKING
 27 RETAIL SITE B PARKING
 243 PARKING REQUIRED SITE B
 112 PARKING PROVIDED FOR SITE A
 355 TOTAL PARKING REQUIRED SITE B

343 PROVIDED
 355 REQUIRED
 30 SURPLUS PARKING ALLOCATED FOR GUEST PARKING
 15 MOTORCYCLE PARKING PROVIDED
 66 BICYCLE PARKING PROVIDED

NOTE:
 BREAKDOWN OF ADDITIONAL PARKING PROVIDED FOR SITE A
 53 - LIVE/WORK UNITS SITE A (11-LIVE, 22-WORK)
 34 - OFFICE & BANK SITE A
 14 - STUDIO UNITS IN BANK BUILDING
 26 - SENIOR OVERFLOW PARKING

SITE B
FAMILY APARTMENT/
BUILDINGS 2 & 3
SUBTERRANEAN PARKING P1

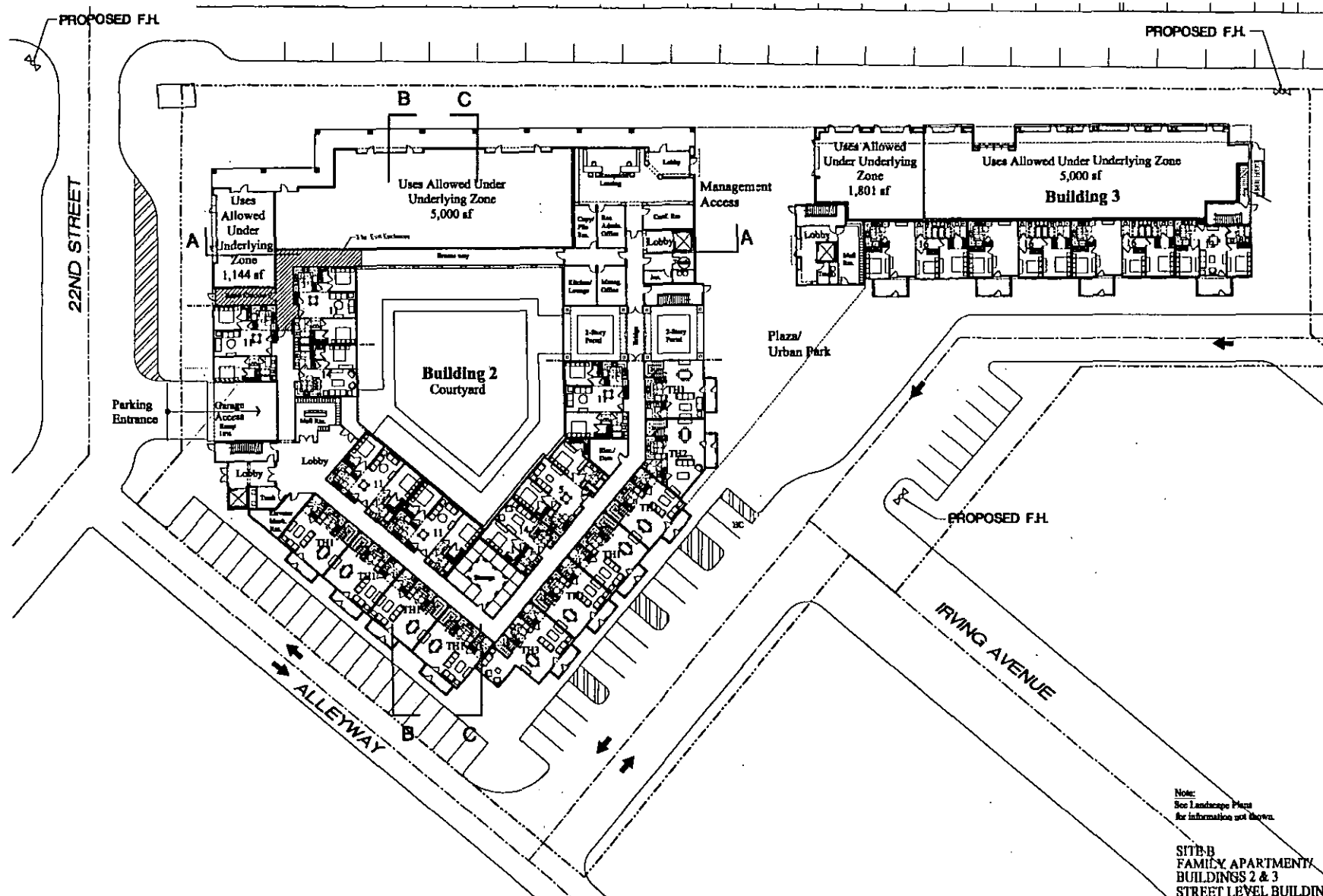
COMM 22

COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: JUL 24, 2007
 PROJECT: MM
 SCALE: 1" = 40'
 NORTH
 SHEET: B-27





COMM 22

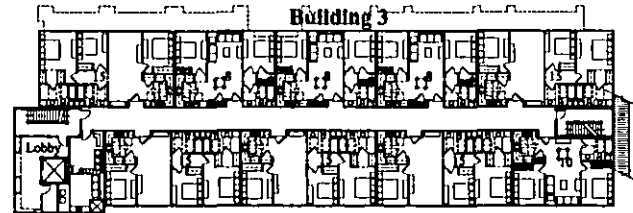
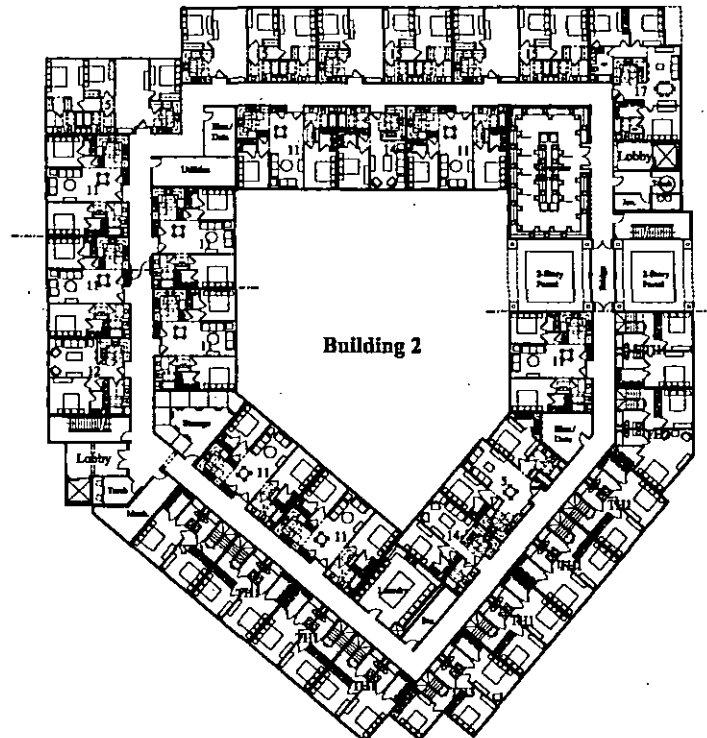
COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: AUG 22, 2001
PROJECT#: 0000000000
NCALB: 7-10-01
NORTH
SHEET #: B-28



002025



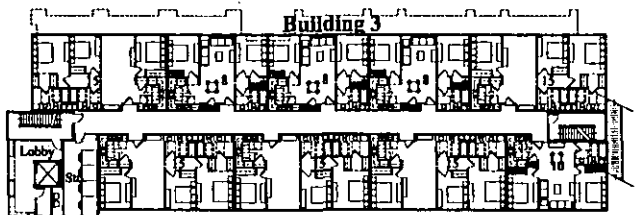
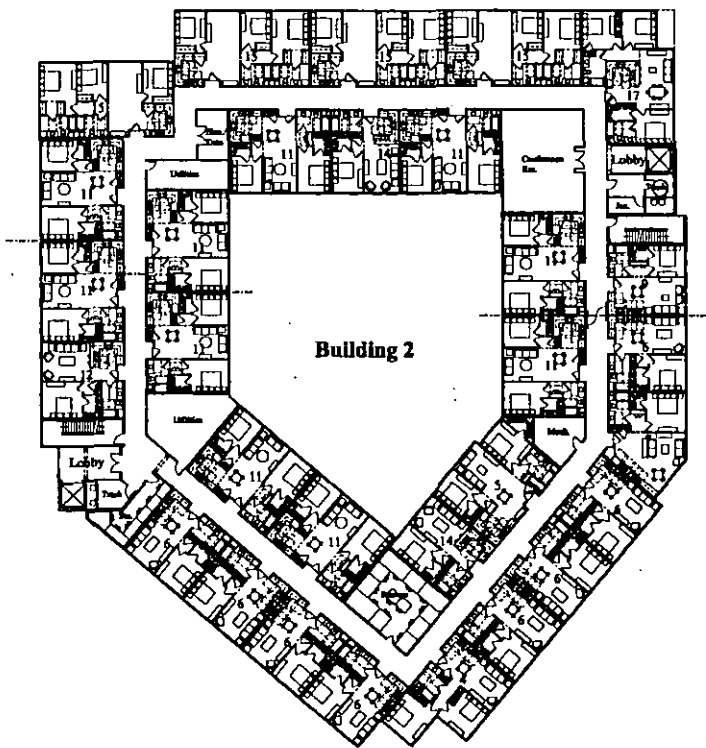
SITE B
FAMILY APARTMENT/
BUILDINGS 2 & 3
SECOND LEVEL BUILDING PLAN

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	JAN 25, 2007
PROJECT:	00-00
SCALE:	1" = 10'-0"
SHEET:	B-29





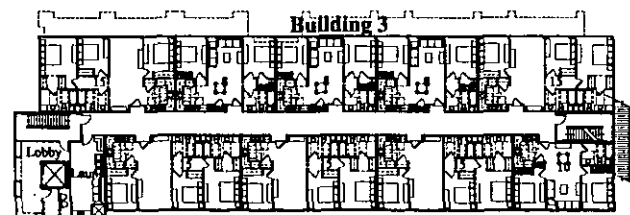
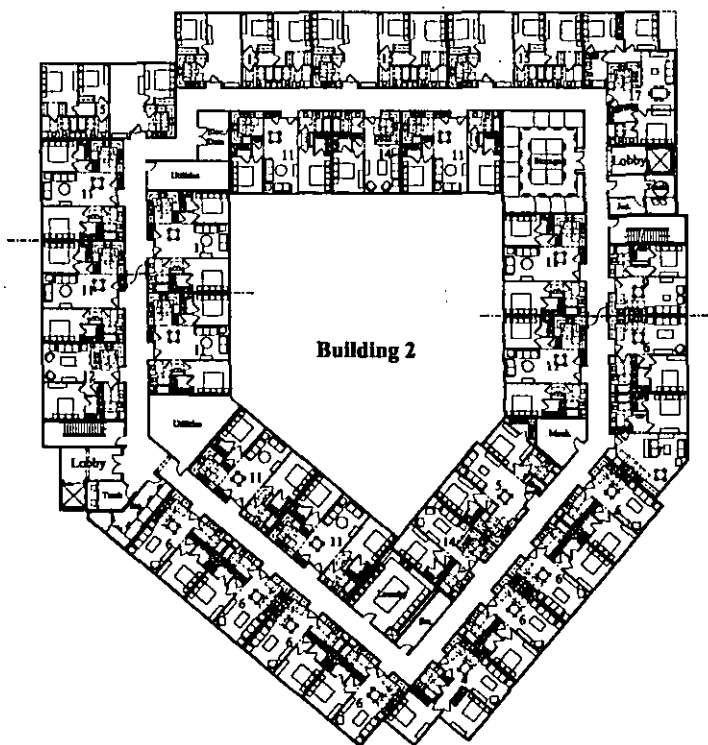
SITE B
FAMILY APARTMENT/
BUILDINGS 2 & 3
THIRD LEVEL BUILDING PLAN

COMM 22
COMMERCIAL STREET MIXED USE
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	APR 20 2000
PROJECT:	MM
SCALE:	1" = 10' 0"
NORTH	
SHEET:	B-30



002027



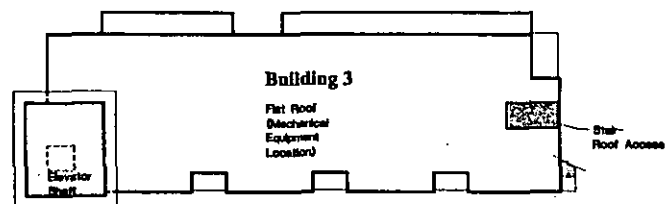
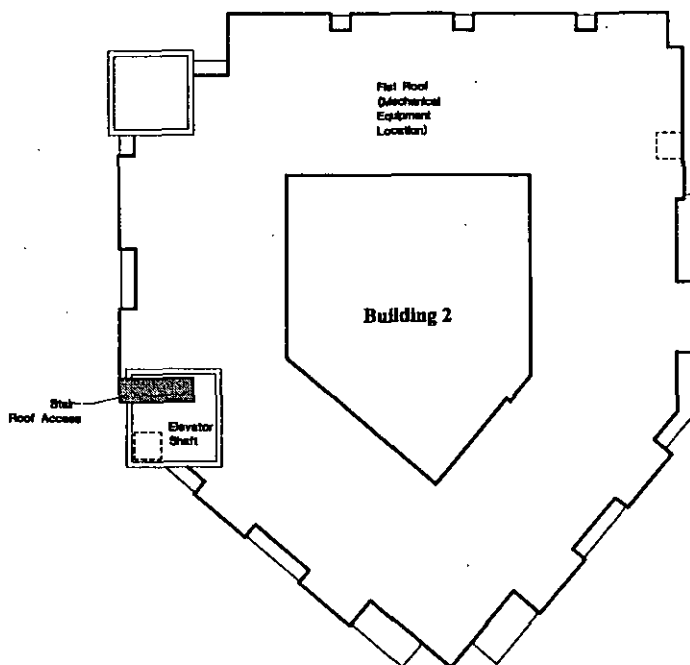
SITE B
FAMILY APARTMENT/
BUILDINGS 2 & 3
FOURTH LEVEL BUILDING PLAN

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	DATE:
PROJECT:	PROJECT:
SCALE:	SCALE:
NORTH	B-31






SITE B
FAMILY APARTMENT/
BUILDINGS 2 & 3
ROOF PLAN

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	DATE: 08/01/00
PROJECT:	PROJECT: COMM 22
SCALE:	SCALE: 1/4" = 1'-0"
	
NORTH:	NORTH: B-32
<p>BRIDGE HOUSING CORPORATION BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT</p>	




002029




MATERIALS

- | | |
|----------------------------|------------------------|
| 1 S STUCCO | 12 METAL GAZE |
| 2 METAL CHIMNEY | 13 METAL CHANNEL TRIM |
| 3 ALUMINUM WINDOWS & DOORS | 14 ALUMINUM ROOF |
| 4 CHALK BLOCK | 15 EXTERIOR BRASS ROOF |
| 5 VERTICAL METAL BOARD | 16 METAL GULL |
| 6 METAL RAILING | 17 METAL SCREEN |

 **SOUTH WEST ELEVATION**
BUILDING 2




 **SOUTH EAST ELEVATION**
BUILDING 2

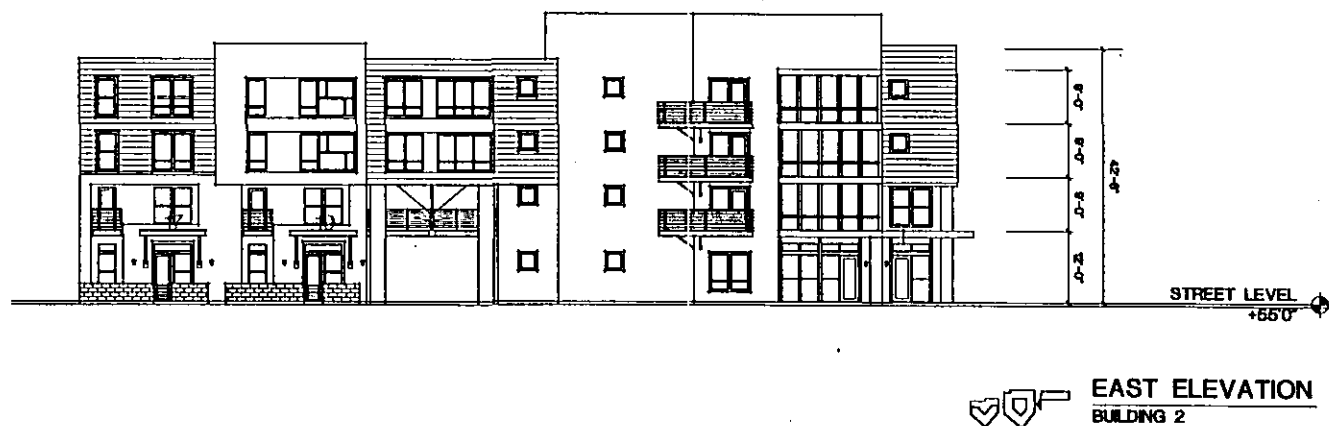
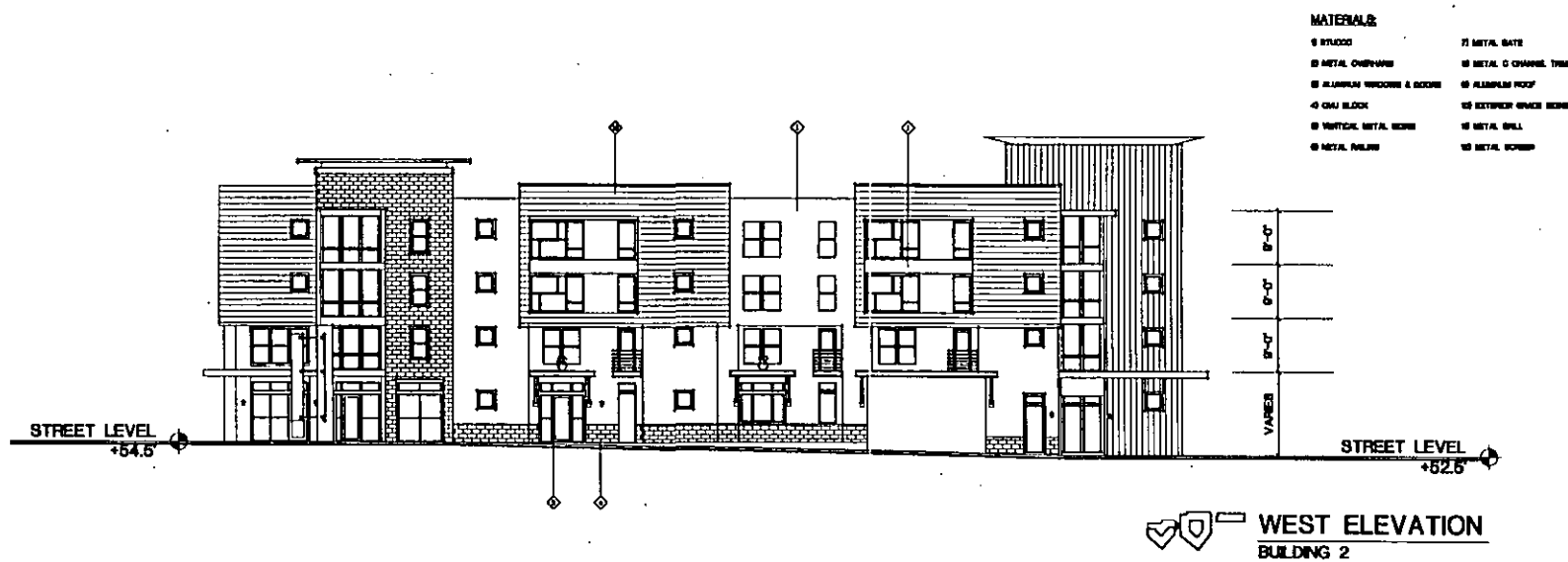
SITE B
FAMILY APARTMENT/
BUILDING 2 ELEVATIONS

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	10/10/10
PROJECT #:	10-10
SCALE:	1/4" = 1'-0"
NORTH	
KEY:	B-33





SITE B
FAMILY APARTMENT/
BUILDING 2 ELEVATIONS

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	10/15/2020
PROJECT #:	00-00
SCALE:	1/8"=1'-0"
NORTH	↑
SHEET #:	B-34



002031

MATERIALS:

- | | |
|---------------------------|---------------------------|
| 9 STUDO | 79 METAL GATE |
| 16 METAL OVERHANG | 82 METAL G CHANNEL TRIM |
| 16 ALUMINUM WINDOW & DOOR | 82 ALUMINUM ROOF |
| 4 CMU BLOCK | 102 EXTENSION BRACE BEAMS |
| 16 VERTICAL METAL SCAM | 16 METAL SPILL |
| 16 METAL PAILING | 16 METAL SCREEN |



COMMERCIAL STREET (RETAIL EDGE)
NORTH ELEVATION
BUILDING 2

COMM 22
COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

SITE B
FAMILY APARTMENT/
BUILDING 2 ELEVATIONS

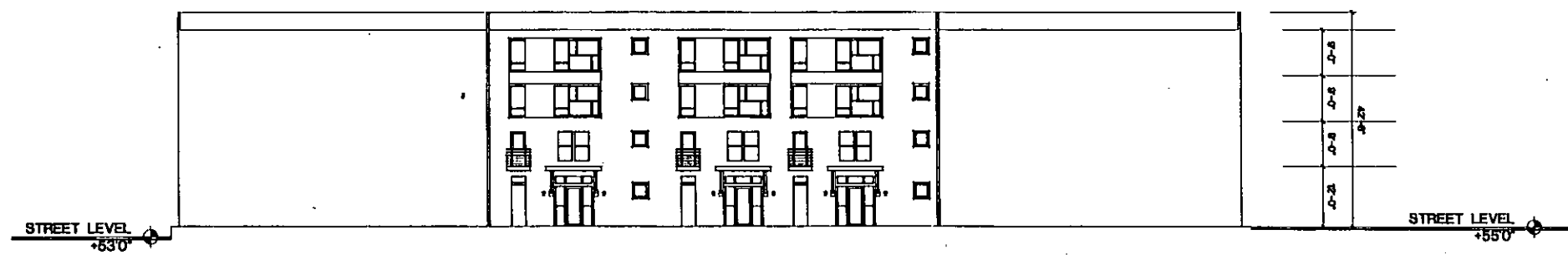
DATE:	DAY 10, 2017
PROJECT:	10-101
SCALE:	1/4" = 1'-0"
NORTH	
SHEET #:	B-35



002032

MATERIALS:

- | | |
|----------------------------|-------------------------|
| 1 STUCCO | 11 METAL SHIMS |
| 2 METAL CHIMNEY | 12 METAL D CHANNEL TRIM |
| 3 ALUMINUM WINDOWS & DOORS | 13 ALUMINUM ROOF |
| 4 OAK BLOCK | 14 EXTERIOR BRICK SCUM |
| 5 VERTICAL METAL SCUM | 15 METAL SPILL |
| 6 METAL RAILING | 16 METAL SCREEN |



COURTYARD ELEVATION A
BUILDING 2



COURTYARD ELEVATION B
BUILDING 2

SITE B
FAMILY APARTMENT/
BUILDING 2 COURTYARD ELEVATIONS

COMM 22
COMMERCIAL STREET MIXED USE

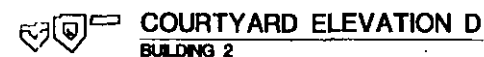
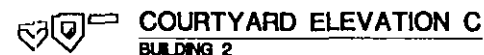
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	JAN 18, 2017
PROJECT:	MM
SCALE:	1/8" = 1'-0"
NORTH	
ORIENT:	
B-36	



MATERIALS

9 STUDS	75 METAL BATS
25 METAL OVERHANG	40 METAL C CHANNEL TREN
25 ALUMINUM WINDOW & DOOR	25 ALUMINUM ROOF
45 CHM BLOCK	105 EXTENSION BRACE BEAM
25 VERTICAL METAL BEAM	10 METAL SPILL
25 METAL RAILS	10 METAL SCREW



MATERIALS:

- | | |
|----------------------------|-------------------------|
| 1 STUCCO | 71 METAL SHIMS |
| 2 METAL OVERSINKS | 72 METAL SINKS |
| 3 ALUMINUM WINDOWS & DOORS | 73 ALUMINUM ROOF |
| 4 CMU BLOCK | 74 EXTERIOR BRICK SINKS |
| 5 VERTICAL METAL SINKS | 75 METAL GRILL |
| 6 METAL PANELS | 76 METAL SCREEN |



COMMERCIAL STREET (RETAIL EDGE)
NORTH ELEVATION
BUILDING 3

SITE B
 FAMILY APARTMENT/
 BUILDING 3 ELEVATION

COMM 22
COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	12/10/10
PROJECT #:	10-00
SCALE:	1/8"=1'-0"
NORTH SHEET #: B-38	



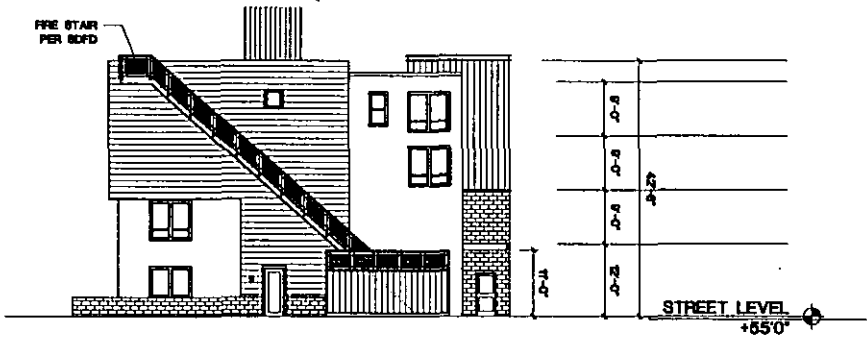
002035

MATERIALS

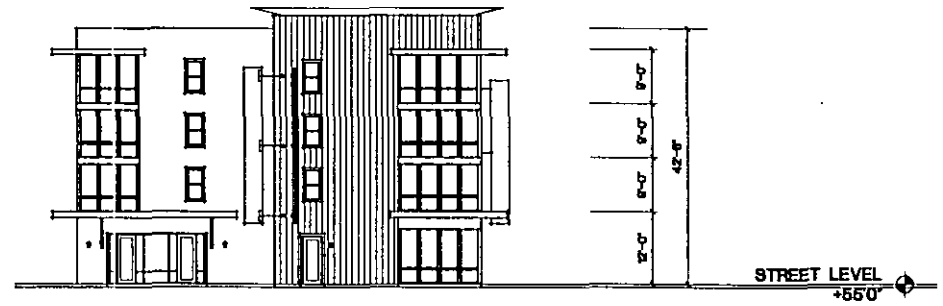
- | | |
|---------------------------|------------------------|
| 10 STUCCO | 71 METAL SHUTTER |
| 11 METAL OVERHEAD | 72 METAL SHUTTER TRIM |
| 12 ALUMINUM WINDOW & DOOR | 73 ALUMINUM RAMP |
| 13 CMU BLOCK | 74 EXTERIOR BRICK BOND |
| 14 VERTICAL METAL SHUTTER | 75 METAL WALL |
| 15 METAL PANEL | 76 METAL SCREEN |



SOUTH ELEVATION
BUILDING 3



EAST ELEVATION
BUILDING 3



WEST ELEVATION
BUILDING 3

SITE B
FAMILY APARTMENT/
BUILDING 3 ELEVATIONS

COMM 22 **COMMERCIAL STREET MIXED USE**

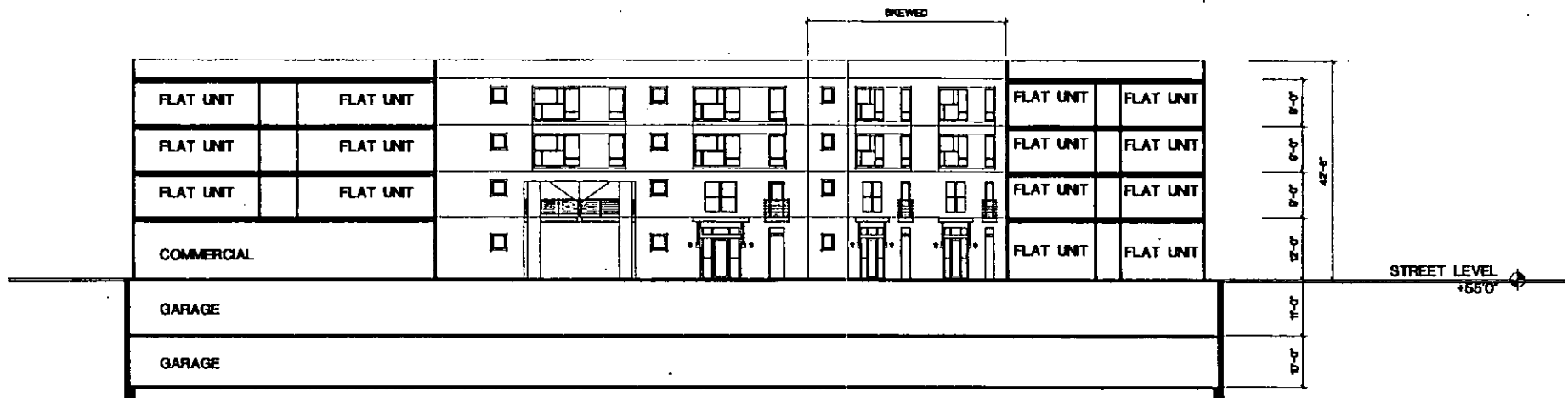
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	JAN 10, 2010
PROJECT #:	10-01
SCALE:	1/4" = 1'-0"
NORTH	
SHEET #:	B-39





 **SECTION A**
BUILDING 2



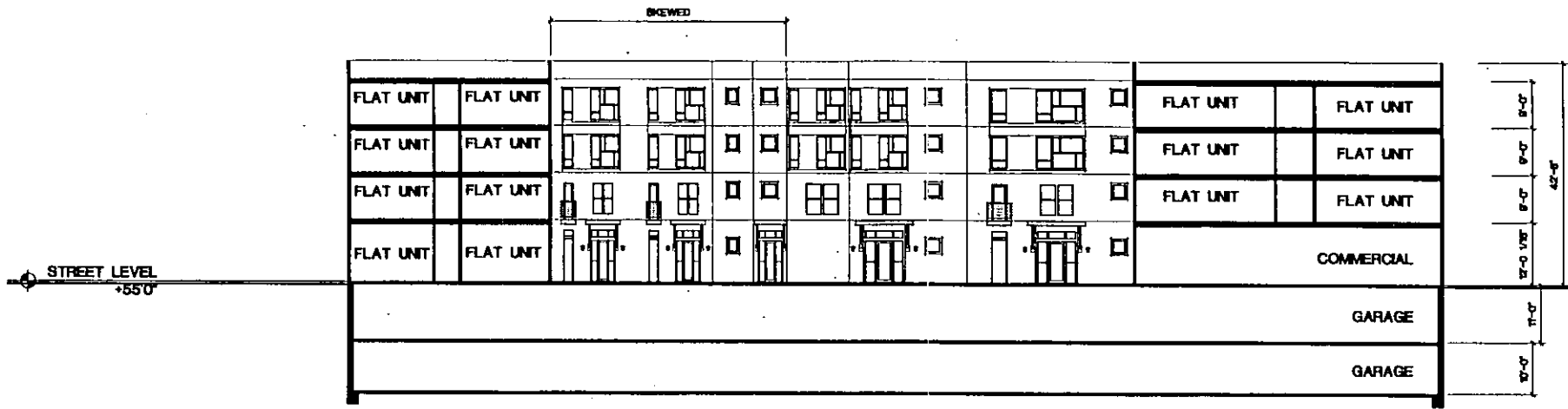
 **SECTION B**
BUILDING 2
SITE B
BUILDING 2/ COURTYARD SECTIONS

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	ALTERED:
PROJECT:	BY:
SCALE:	DATE:
1" = 1'-0"	10/1/07
NORTH	
SHEET #:	B-40






 **SECTION C**
BUILDING 2

COMM 22 **COMMERCIAL STREET MIXED USE**

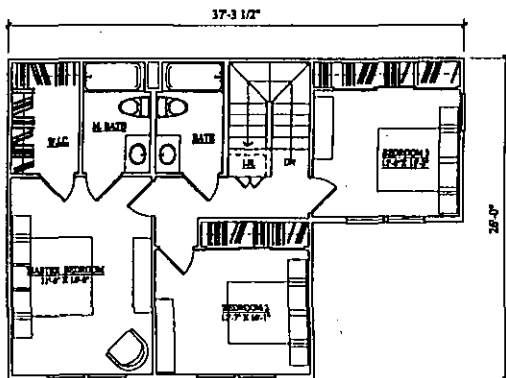
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

SITE B
BUILDING 2/ COURTYARD SECTION

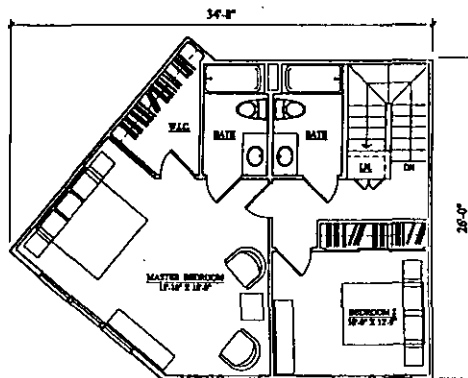
DATE:	JAN 10, 2011
PROJECT #:	10-101
SCALE:	1/4" = 1'-0"
NORTH	
SHEET #:	B-41



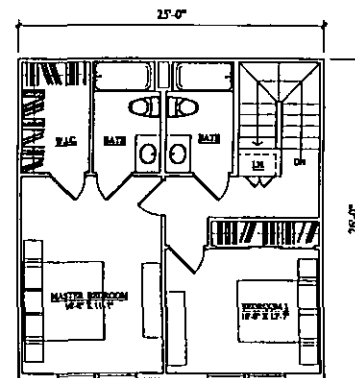
002038



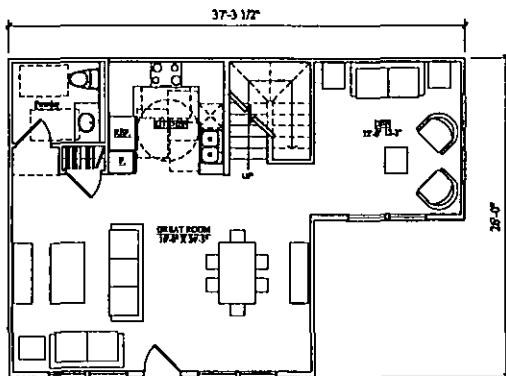
UPPER LEVEL



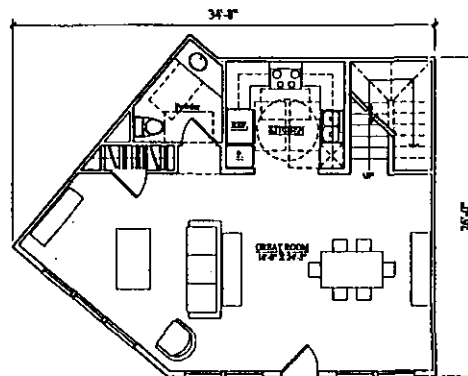
UPPER LEVEL



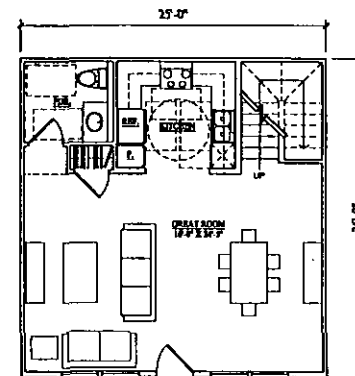
UPPER LEVEL



PLAN TH3
3 BEDROOM / 3-1/2 BATH
TOTAL FLOOR AREA: 1,374 SQ. FT.
LOWER LEVEL
1 TOTAL UNITS



PLAN TH2
3 BEDROOM / 3-1/2 BATH
TOTAL FLOOR AREA: 1,418 SQ. FT.
LOWER LEVEL
1 TOTAL UNITS



PLAN TH1
3 BEDROOM / 3-1/2 BATH
TOTAL FLOOR AREA: 1,342 SQ. FT.
LOWER LEVEL
1 TOTAL UNITS

SITE B
FAMILY TOWNHOME/ BUILDINGS 2 & 3
UNIT PLANS

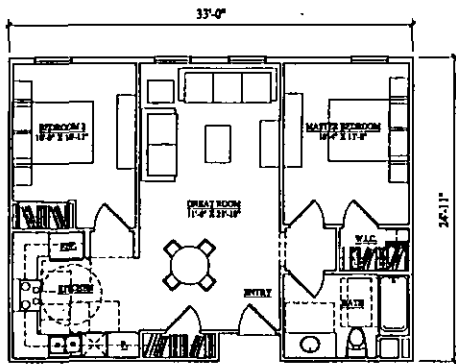
COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

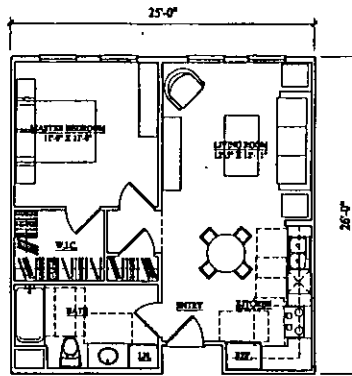
DATE:	04/15/2010
PROJECT:	COMM 22
SCALE:	1/8" = 1'-0"
NORTH	
SHEET #:	B-42



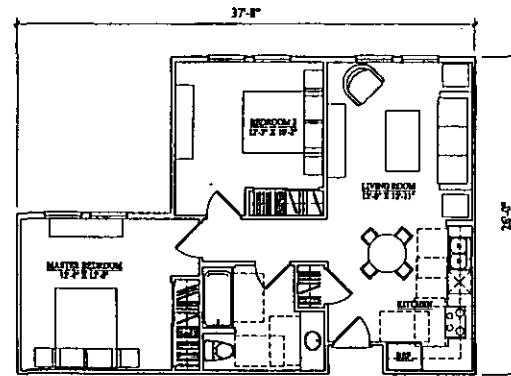
002039



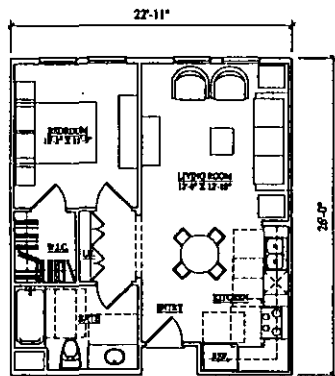
PLAN 8
2 BEDROOM / 1 BATH
TOTAL AREA : 811 SQ. FT.
9 TOTAL UNITS



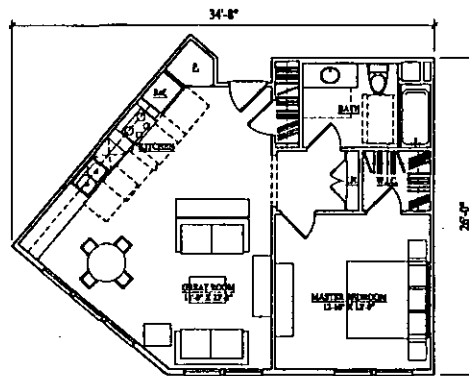
PLAN 6
1 BEDROOM / 1 BATH
TOTAL AREA : 638 SQ. FT.
16 TOTAL UNITS



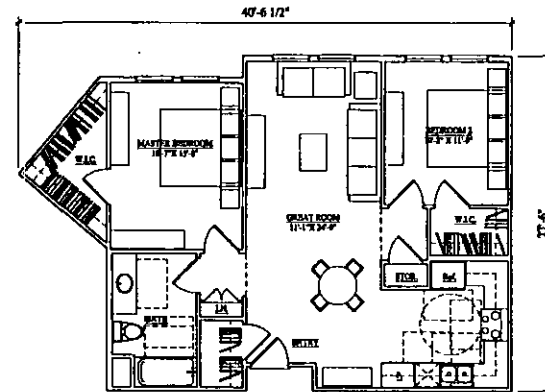
PLAN 4
2 BEDROOM / 1 BATH
TOTAL AREA : 813 SQ. FT.
2 TOTAL UNITS



PLAN 9
1 BEDROOM / 1 BATH
TOTAL AREA : 558 SQ. FT.
3 TOTAL UNITS



PLAN 7
1 BEDROOM / 1 BATH
FIRST FLOOR AREA : 730 SQ. FT.
3 TOTAL UNITS



PLAN 5
2 BEDROOM / 1 BATH
TOTAL AREA : 944 SQ. FT.
4 TOTAL UNITS

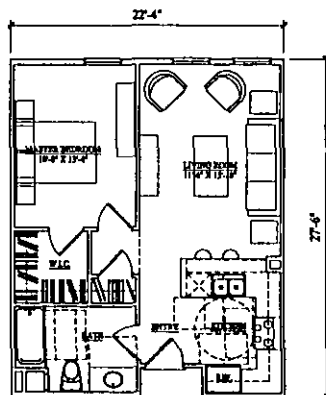
SITE B
FAMILY/ BUILDINGS 2 & 3 FLATS
UNIT PLANS

COMM 22 **COMMERCIAL STREET MIXED USE**

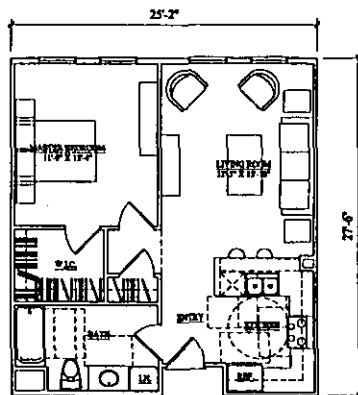
BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	JULY 10, 2007
PROJECT #:	06-06
SCALE:	1/4" = 1'-0"
NORTH	
SHEET #:	B-43

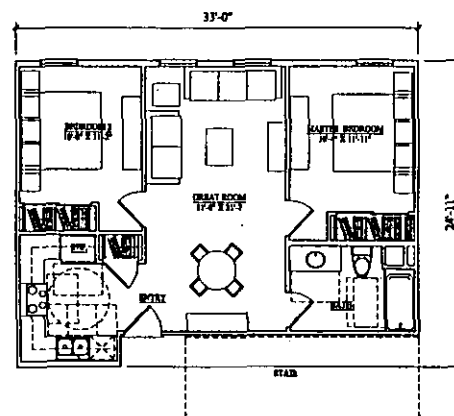




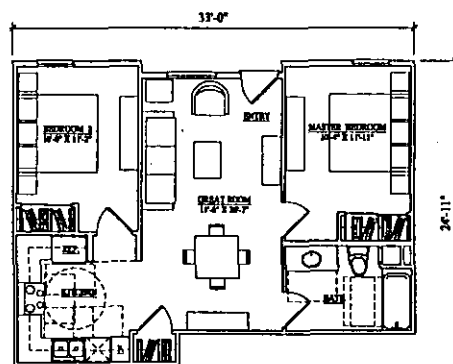
PLAN 14
1 BEDROOM / 1 BATH
TOTAL AREA: 601 SQ FT
8 TOTAL UNITS



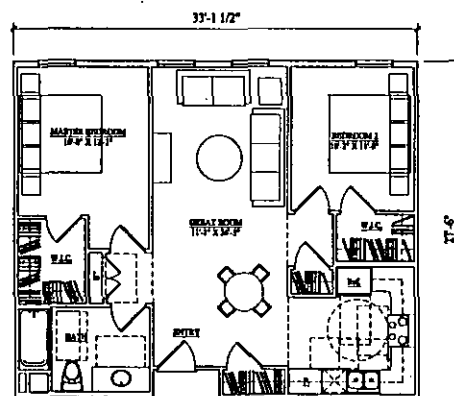
PLAN 12
1 BEDROOM / 1 BATH
TOTAL AREA: 679 SQ FT
3 UNIT PLANS



PLAN 10
2 BEDROOM / 1 BATH
TOTAL AREA: 759 SQ FT
3 TOTAL UNITS



PLAN 13
2 BEDROOM / 1 BATH
TOTAL AREA: 761 SQ FT
1 TOTAL UNITS



PLAN 11
2 BEDROOM / 1 BATH
TOTAL AREA: 806 SQ FT
34 TOTAL UNITS

SITE B
FAMILY/ BUILDINGS 2 & 3 FLATS
UNIT PLANS

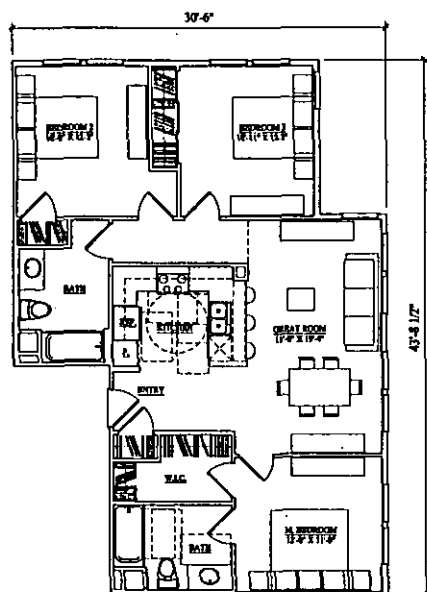
COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

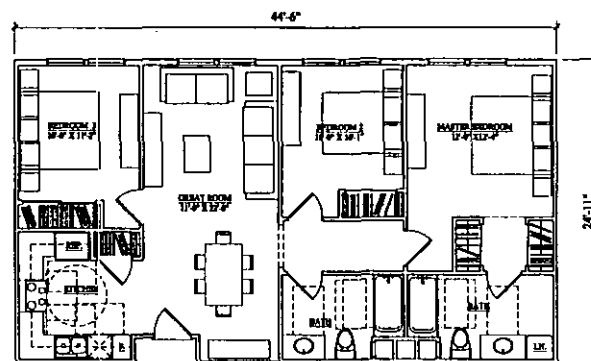
DATE:	04/18/08
PROJECT #:	08-01
SCALE:	1/4" = 1'-0"
NORTH	
SHEET #:	B-44



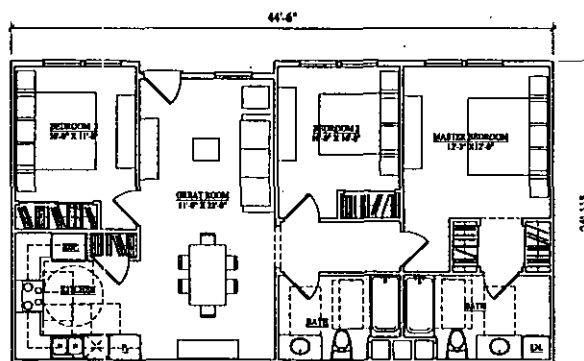
McLeod Morgan Smith & Partners, Inc.



PLAN 17
3 BEDROOM / 2 BATH
TOTAL AREA : 1120 SQ FT
3 TOTAL UNITS



PLAN 15
3 BEDROOM / 2 BATH
TOTAL AREA : 1097 SQ FT
27 TOTAL UNITS



PLAN 16
3 BEDROOM / 2 BATH
TOTAL AREA : 1097 SQ FT
3 TOTAL UNITS

SITE B
FAMILY/ BUILDINGS 2 & 3 FLATS
UNIT PLANS

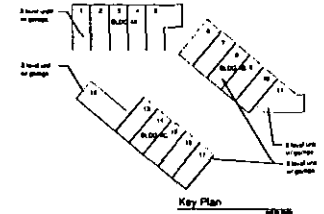
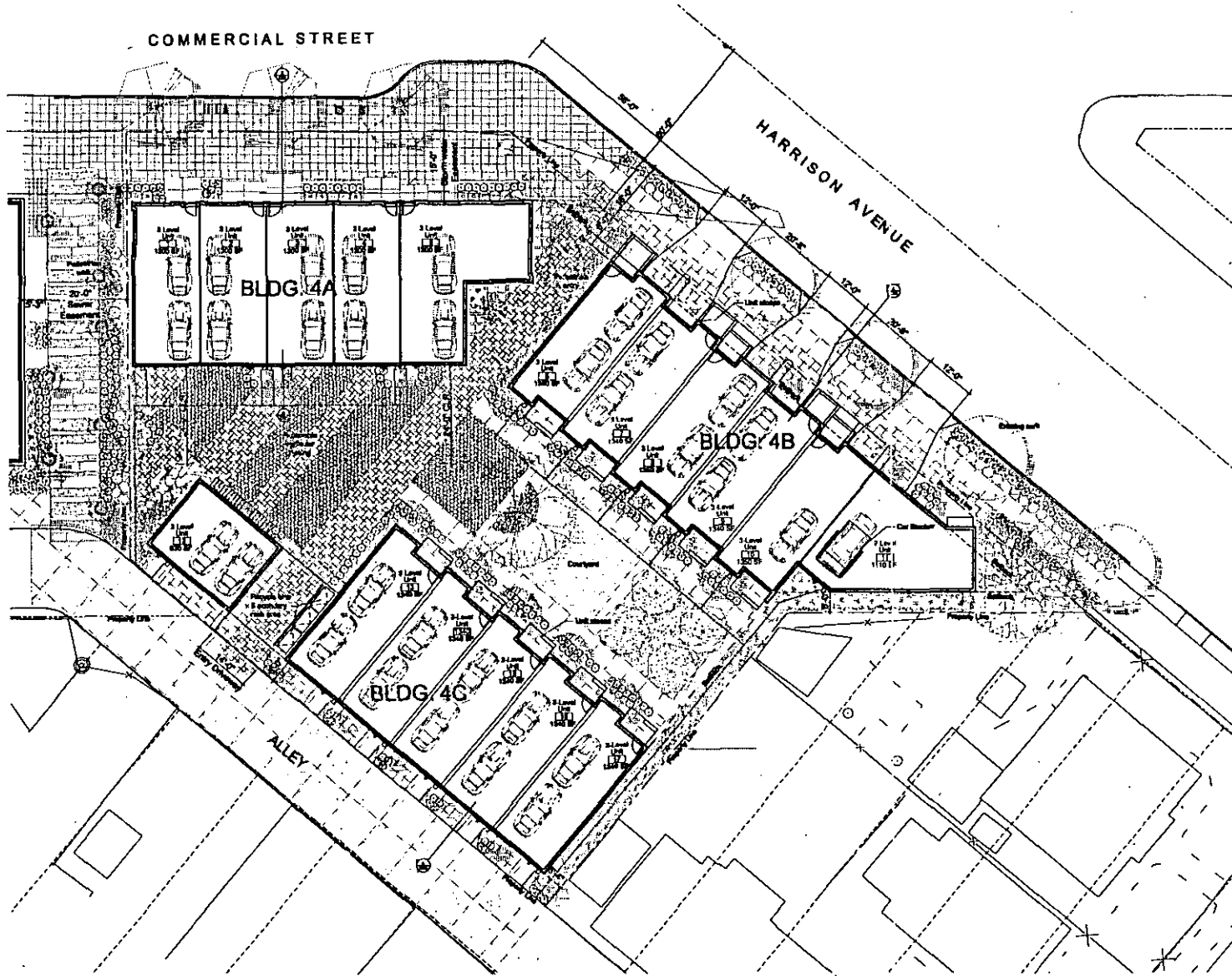
COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	04/24/00
PROJECT #:	00-00
SCALE:	1/4" = 1'-0"
NORTH	
SHEET #:	B-45



002042



Site Plan "Site C"

Site "C" Bldgs 4A, 4B, & 4C Site Plan.

COMM 22 COMMERCIAL STREET MIXED USE

BRIDGE HOUSING CORPORATION
BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

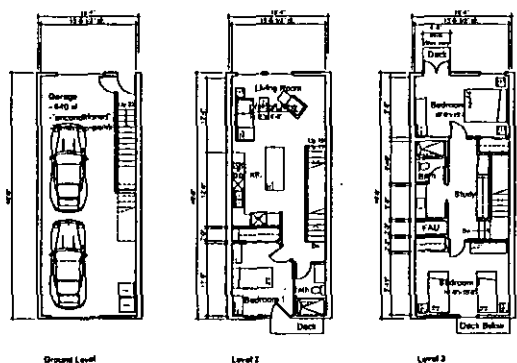
DATE: JUL 15, 2009
PROJECT: C46
SCALE: 1" = 10'-0"

NORTH

SHEET: C46

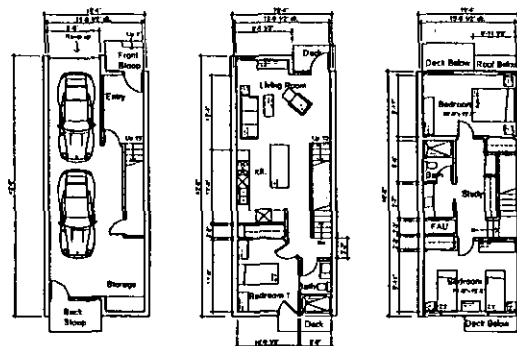
PUBLIC
Architectural & Planning
1001 Park Blvd
San Diego, CA 92101
(619) 594-1000
www.publicgroup.com

002043



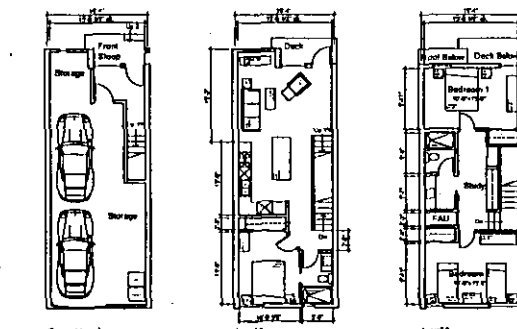
Bldg 4A unit plans - 1300 sf

Scale: 1/8" = 1'-0"



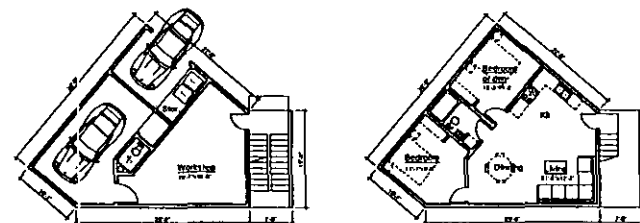
Bldg 4B unit plans - 1340-1350 sf

Scale: 1/8" = 1'-0"



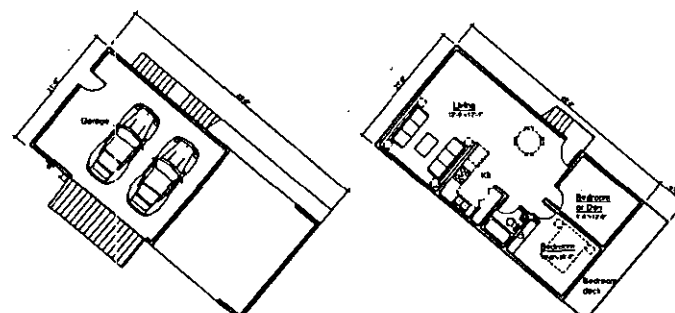
Bldg 4C typical unit plan - 1340

Scale: 1/8" = 1'-0"



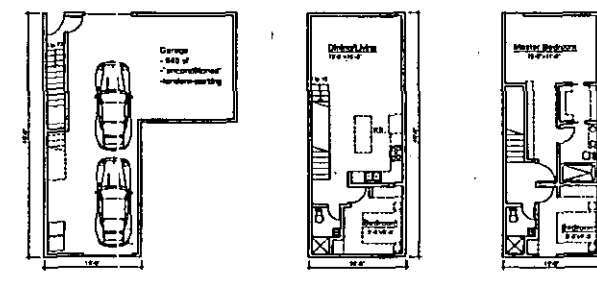
Bldg 4B special unit plan - 1110 sf

Scale: 1/8" = 1'-0"



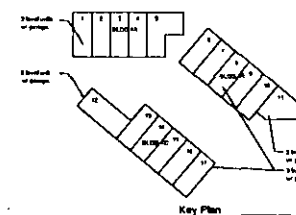
Bldg 4C special unit plan - 830 sf

Scale: 1/8" = 1'-0"



Bldg 4A special unit plans - 1300 sf

Scale: 1/8" = 1'-0"



Site C (incl. mix 4A, 4B, & 4C)				
Summary of Units				
Unit Type	Count	Area (sq ft)	Area (sq ft)	Area (sq ft)
1-Bedroom	1	1,110	1,110	1,110
2-Bedroom	1	1,340	1,340	1,340
3-Bedroom	1	1,350	1,350	1,350
4-Bedroom	1	1,340	1,340	1,340
5-Bedroom	1	1,350	1,350	1,350
6-Bedroom	1	1,340	1,340	1,340
7-Bedroom	1	1,350	1,350	1,350
8-Bedroom	1	1,340	1,340	1,340
9-Bedroom	1	1,350	1,350	1,350
10-Bedroom	1	1,340	1,340	1,340
11-Bedroom	1	1,350	1,350	1,350
12-Bedroom	1	1,340	1,340	1,340
13-Bedroom	1	1,350	1,350	1,350
14-Bedroom	1	1,340	1,340	1,340
15-Bedroom	1	1,350	1,350	1,350
16-Bedroom	1	1,340	1,340	1,340
17-Bedroom	1	1,350	1,350	1,350
18-Bedroom	1	1,340	1,340	1,340
19-Bedroom	1	1,350	1,350	1,350
20-Bedroom	1	1,340	1,340	1,340
21-Bedroom	1	1,350	1,350	1,350
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COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE: JUN 22, 2021
 PROJECT: 00-00
 SCALE: 1/8" = 1'-0"
 NORTH
 SHEET: C47

PUBLIC
 Available for Review
 1411 PINE BLVD.
 BRIDGEVIEW, OH 44017
 216.947.0000
 www.pineblvd.com

002044

Elevation Keynotes:

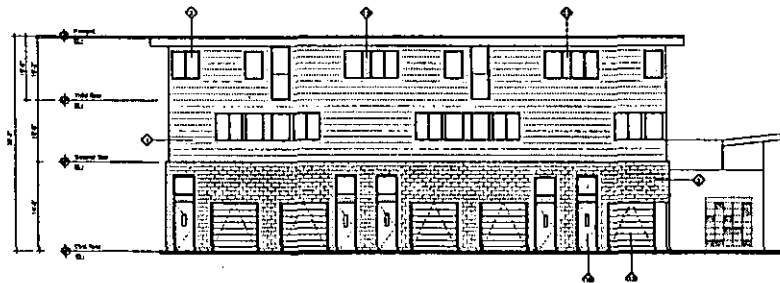
1. Cement Board Siding
2. Aluminum Windows
3. Concrete Masonry Unit
4. Aluminum Storefront - Painted
5. Stucco - Smooth Finish
6. Light and Air Box
7. Painted Metal Balcony Guardrail
8. French Door
9. Full Height Window
10. Painted Metal Door
11. Red Wall
12. Roll-Up Metal Garage Door
13. Painted Trim
14. Overhang



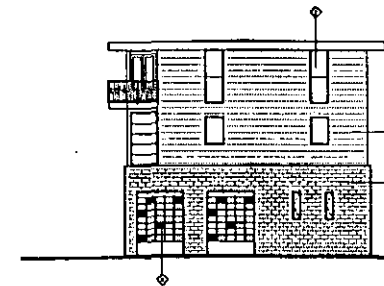
1 Bldg 4A - North Elevation
Scale: 1/8" = 1'-0"



2 Bldg 4A - East Elevation
Scale: 1/8" = 1'-0"



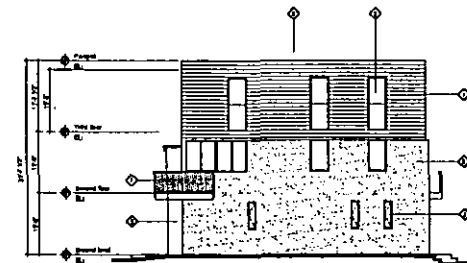
3 Bldg 4A - South Elevation
Scale: 1/8" = 1'-0"



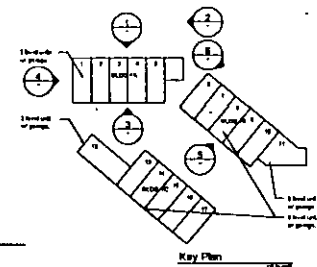
4 Bldg 4A - West Elevation
Scale: 1/8" = 1'-0"



5 Bldg 4B - Southwest Elevation
Scale: 1/8" = 1'-0"



6 Bldg 4B - Northwest Elevation
Scale: 1/8" = 1'-0"



COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

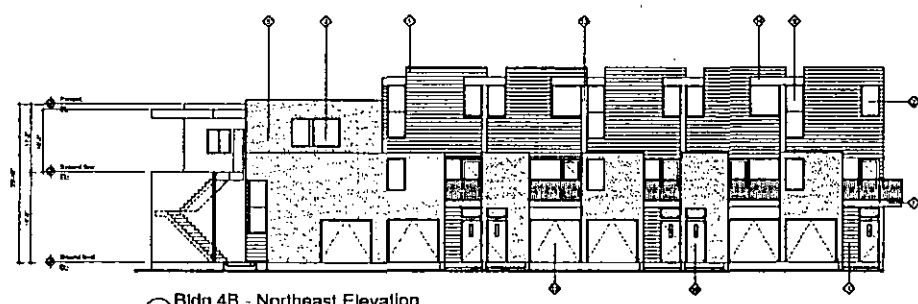
DATE: July 13, 2007
 PROJECT #: 05-104
 SCALE: 1/8" = 1'-0"
 NORTH
 SHEET #: C48

PUBLIC
 ARCHITECTURE + PLANNING
 4401 Peach Bluff
 New Orleans, LA 70114
 504.566.0001
 504.566.0001 fax
 www.papnola.com

002045

Elevation Keynotes:

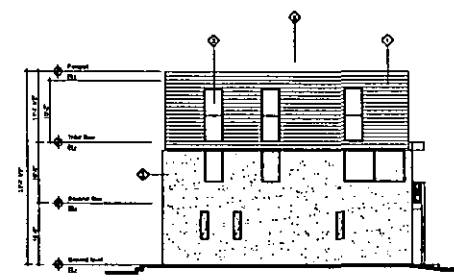
1. Cement Board Siding
2. Aluminum Windows
3. Concrete Masonry Unit
4. Aluminum Soffitfront - Painted
5. Stucco - Smooth Finish
6. Light and Air Box
7. Painted Metal Balcony Guardrail
8. French Door
9. Full Height Window
10. Painted Metal Door
11. Tiled Wall
12. Roll-Up Metal Garage Door
13. Painted Trim
14. Overhang



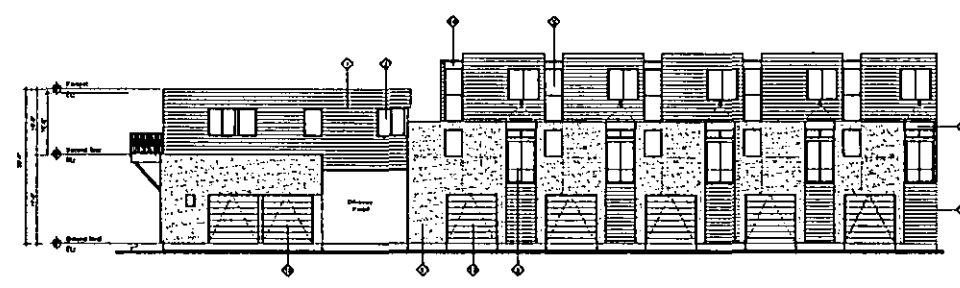
1 Bldg 4B - Northeast Elevation
Scale: 1/8" = 1'-0"



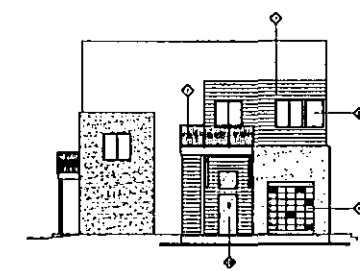
2 Bldg 4C - Northeast Elevation
Scale: 1/8" = 1'-0"



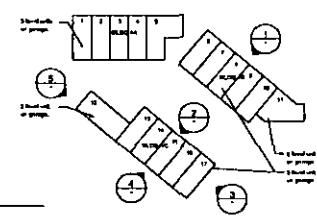
3 Bldg 4C Units - Southeast Elevation
Scale: 1/8" = 1'-0"



4 Bldg 4C - Southwest Elevation
Scale: 1/8" = 1'-0"



5 Bldg 4C Units - Northwest Elevation
Scale: 1/8" = 1'-0"



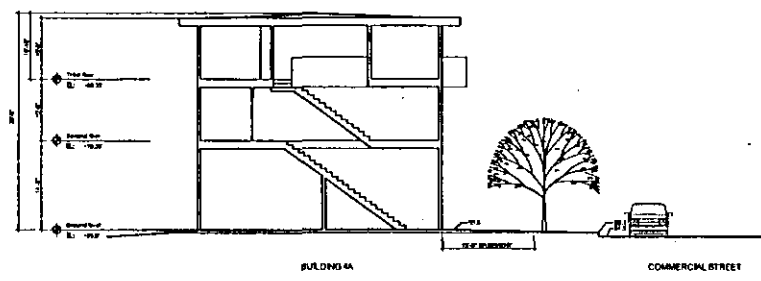
Key Plan

COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

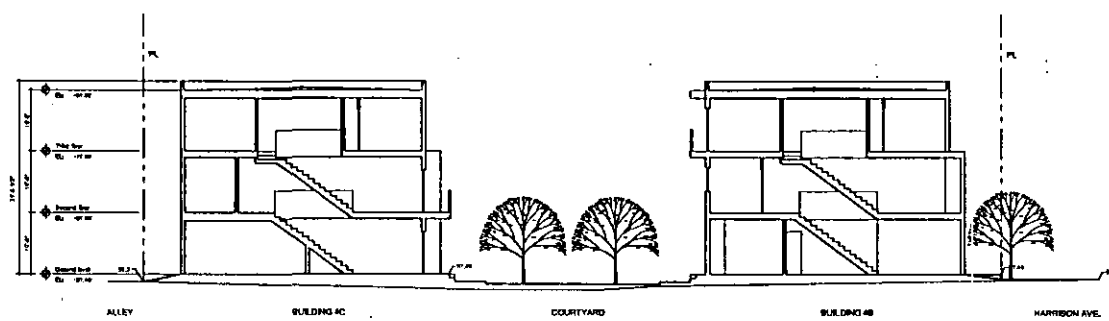
DATE: JAN 22, 2017
 PROJECT: B-44
 SCALE: 1/8" = 1'-0"
 NORTH
 SHEET: C49

PUBLIC
 City of San Diego
 Planning & Community Development
 1610 La Jolla Village Drive, Suite 200
 San Diego, CA 92161
 (619) 594-6000
 www.sandagov.org

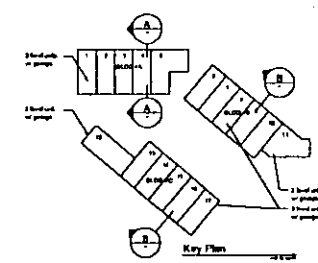
002046



A Bldg/Site section
Scale: 1/8" = 1'-0"



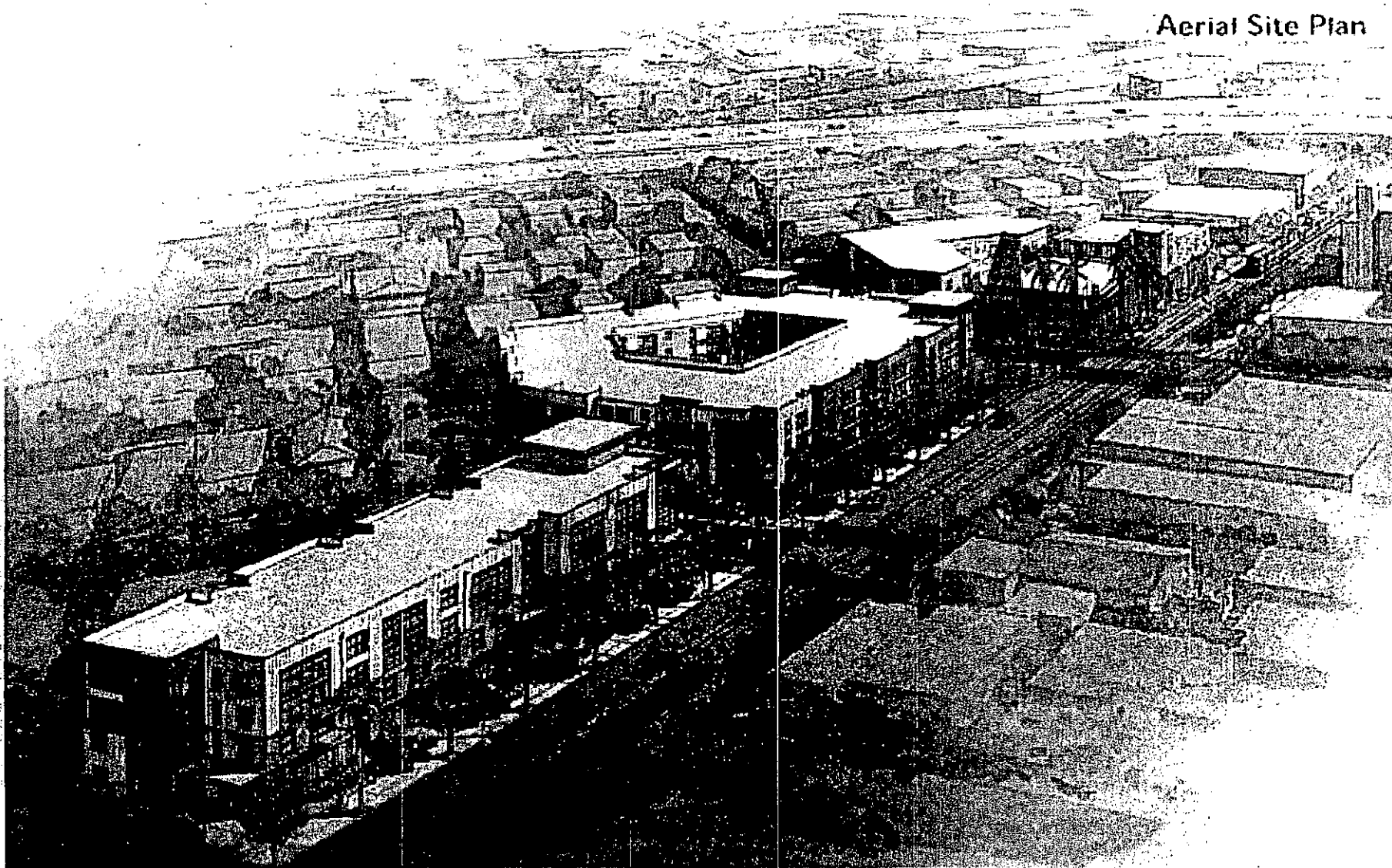
B Bldg/Site section
Scale: 1/8" = 1'-0"



COMM 22
COMMERCIAL STREET MIXED USE
 BRIDGE HOUSING CORPORATION
 BRONZE TRIANGLE COMMUNITY DEVELOPMENT CORPORATION
 MAAC PROJECT HOUSING & COMMUNITY DEVELOPMENT

DATE:	JUL 11, 2007	PUBLIC ARCHITECTURE - PLANNING 2007 Park Blvd San Diego, CA 92106 619.592.1000 www.p-a-ll.com
PROJECT #:	03-104	
SCALE:	1/8" = 1'-0"	
NORTH SHEET # C50		

Aerial Site Plan



COMM 22

Commercial Street Mixed Use Bridge Housing Corporation Prince George Community Development Corporation MAAP Project Housing & Community Development



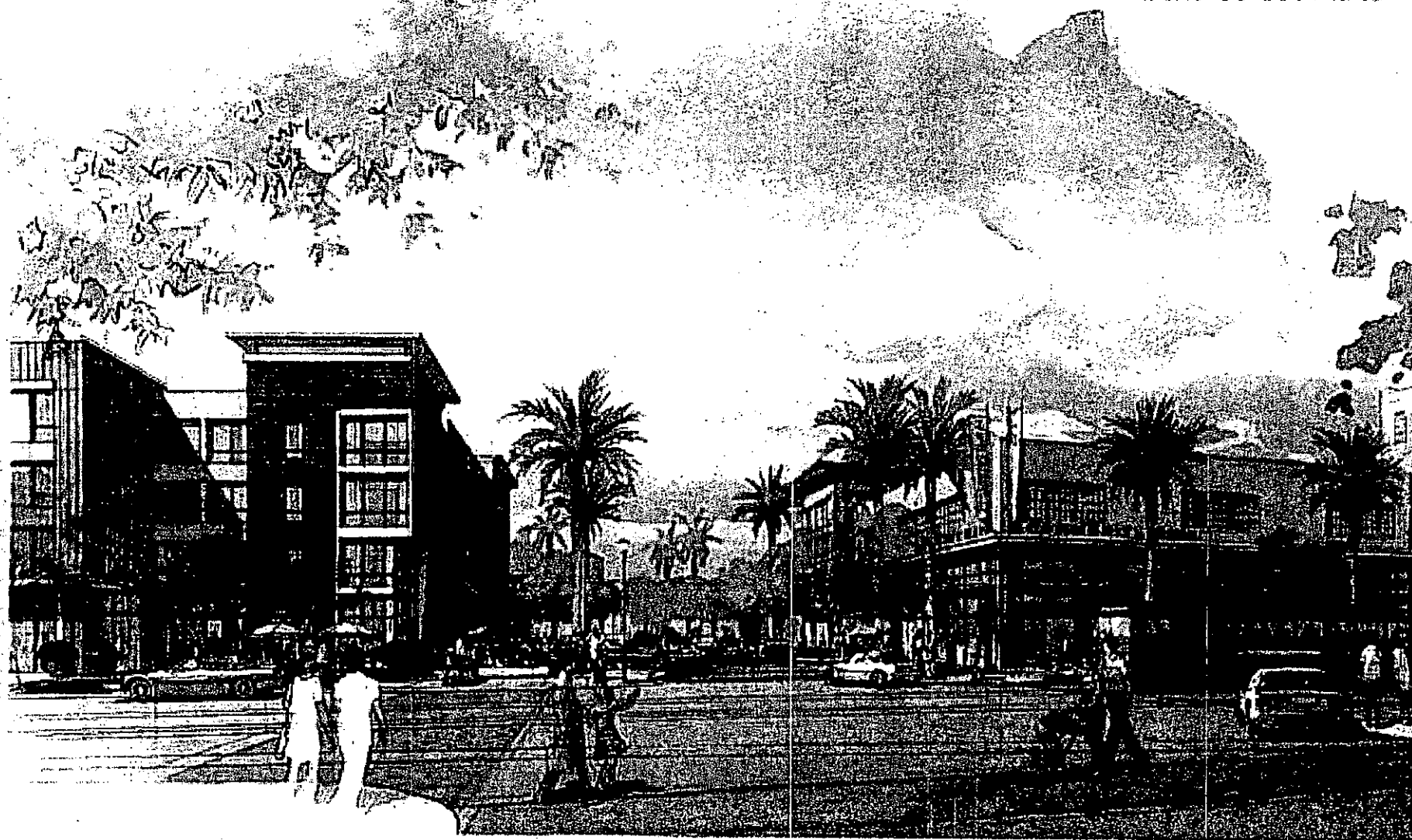
Interior Plaza



COMM 22

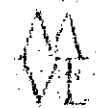
Commercial Street Mixed Use Bridge Housing Corporation Prince George's Community Development Corporation MAND Project Housing A Community Development

22nd Street Plaza



COMM 22A

Commercial Street Mixed Use Bridge Housing Corporation Prince George Community Development Corporation MAND Project Housing & Community Development



Day Care



COMM 22

Commercial Street Mixed Unit Bridge Housing Corporation Bridge Housing Community Development Corporation MAAC Project Housing A Community Development

COMM 22, PTS#122002

Southeast San Diego Community Plan Amendment

Proposed Text and Graphics
(Exiting Graphics for reference)

(under separate cover, available from the Planning Commission Secretary)

RESPONSE TO PLANNING COMMISSION INITIATION LAND USE ISSUES

- Coordinate with the Central Commercial District Revitalization Corporation (CCDRC) on a land use study they are undertaking for the Imperial-Commercial Street Corridor.

The CCDRC study would analyze the existing mix of uses along the Imperial Ave.-Commercial St. corridor and propose a generalized vision and redevelopment objectives but would not make parcel specific land use proposals or recommendations. Staff has met several times with representatives of CCDRC and their consultant to coordinate information. Although CCDRC's land use study has not been completed, there is consensus among the CCDRC Board and city staff that given the strategic location of the Imperial-Commercial corridor immediately east of the East Village and the 25h/Commercial trolley station, it offers significant potential for mixed use and with high density residential uses.
- Analyze the impacts of nearby industrial uses on planned residential development as a result of the community plan amendment.

Even if the entire Imperial Ave.-Commercial St. corridor were to be redesignated for mixed use and higher density residential development, it would likely be a period of years before the entire corridor were to be redeveloped. In the meantime, existing industrial uses would be allowed to remain indefinitely. In the immediate future, the proposed redevelopment of the Farmers Market site would remove existing industrial uses immediately across Commercial St. from the Comm22 project. As individual projects are proposed, the Collocation/Conversion Suitability Factors listed in the draft General Plan would be applied.

Application of the Collocation criteria to the Comm22 project site indicates that there would be little impact since the site is primarily vacant and the site is not prime industrial land as defined in the draft General Plan. Given its location in an older, commercial-industrial corridor, it is not an attractive area for manufacturing, research and development or other industrial uses. The site is not considered "prime" as defined in the draft General Plan. However, the proximity to the trolley station at 25th Street and to downtown enhances the feasibility for mixed use development. Proximity to the East Village provides access to needed consumer services associated with residential development and the proposed Farmers Market project would also help to provide needed food related services. School facilities are available a few blocks to the south and east by Burbank Elementary School located at the intersection of Evans St. and Irving Ave.

A negative factor for any change of land use on the site is that the Mitigated Negative Declaration environmental report prepared for the project does indicate that the underlying soil on the site contains hazardous materials

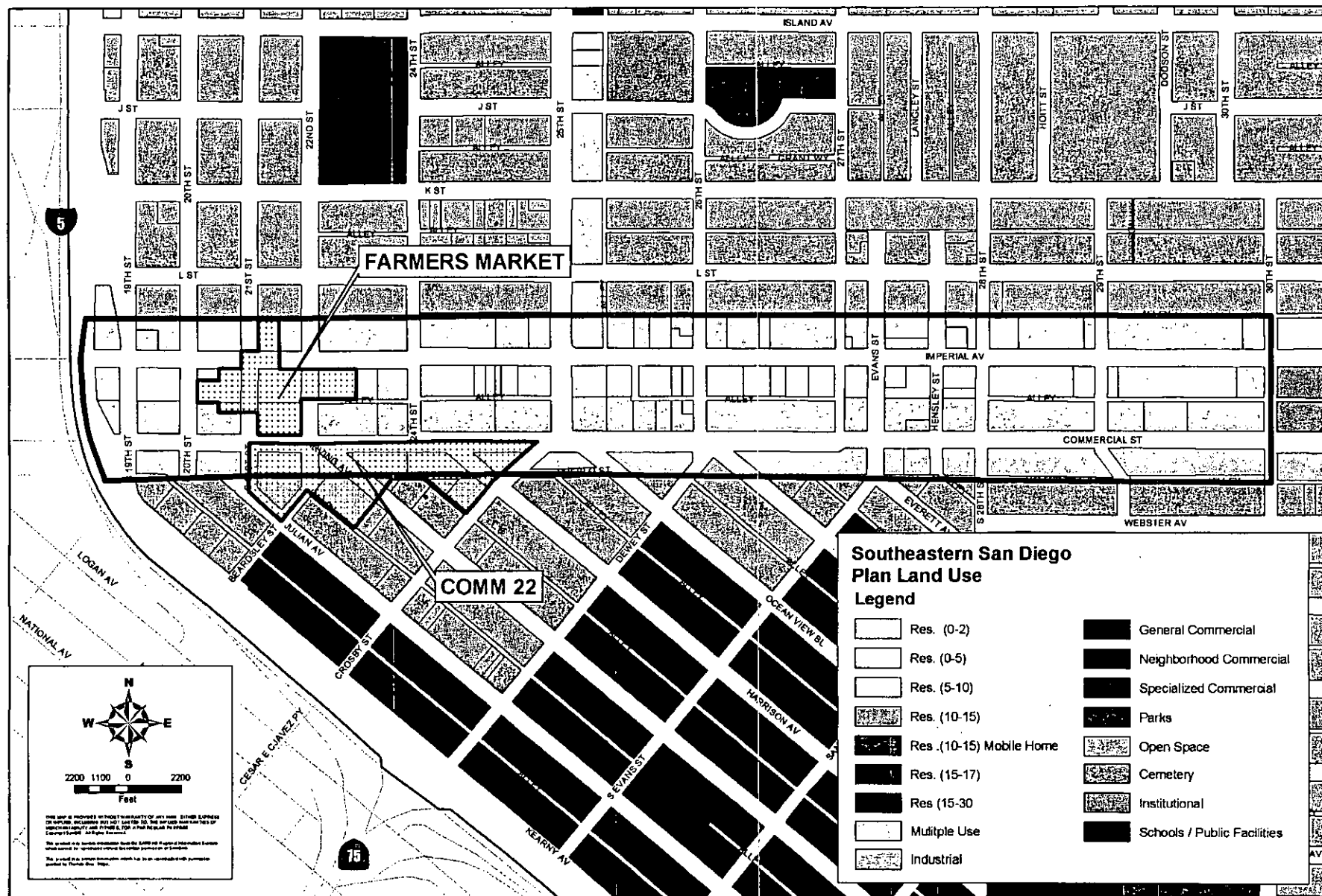
(petroleum hydrocarbons, heavy metals including lead and other regulated waste from previous uses on site). The project will have to prepare a Property Mitigation Plan (PMP), a Health Risk Assessment and monitoring reports prior to any construction activities which will recommend specific measures to remediate the soil conditions. Specific approval from the County of San Diego Department of Environmental Health would be required prior to construction to confirm that the hazardous materials have been removed.

Immediately east of the Comm22 site is a recycling center. It is a small scale business and generates relatively little traffic impact and little noise. However, it may present similar underground toxic waste issues. Another developer is currently preparing a redevelopment proposal for that site. When that proposal is submitted, it may be required to undergo the same type of analysis and remediation process that was required of the Comm22 project.

- *Analyze the broader Imperial-Commercial corridor, including the future of the industrial uses which currently are a dominant land use on the corridor. Overall, the existing character of Commercial Street from I-5 to 28th Street is approximately 2/3 industrial and warehouse uses and approximately 1/3 commercial uses with isolated residential uses. The entire corridor constitutes approximately 52 acres. If the entire corridor were to be redesignated to the Community Commercial designation which is proposed to be applied to the Comm22 project site and excluding the acreage in the Comm22 and Farmers Market projects, the capacity of the corridor would range from approximately 1,350 to 3,300 dwelling units. Some of the warehouses conceivably could be converted into loft or live-work units as the Comm22 project is proposing.*
- *Analyze the appropriate density on the corridor beyond the immediate community plan amendment site. Analysis done pursuant to the review of another community plan amendment now under review for redevelopment of the Farmers Market site indicates that that project meets the criteria for an Urban Village land use designation. That project is proposing a mixed use redevelopment with a residential density of approximately 130 du/ac. Both projects will require amendments to the Southeastern Facilities Financing Plan to assure that sufficient public facilities will be available to accommodate the planned density. Given the strategic location of the Imperial-Commercial corridor immediately east of the East Village and within close proximity of the trolley station at 25th Street, a vision of high density, mixed use development along the corridor appears to be justified from a planning standpoint*
- *Analyze the appropriate balance between affordable and market rate housing on the corridor. If the vision of high density mixed use development is implemented on the Imperial-Commercial Street corridor, a balance between affordable and*

market rate housing is essential. Since 197 of the 252 housing units planned as part of the Comm22 project would be affordable, there is the potential for some of these affordable units to serve as a relocation resource for other low-income households who might subsequently be displaced by future redevelopment along the corridor. The Comm22 project also balances the proposed Farmers Market redevelopment in that that project would be primarily market-rate with only the required 10 percent inclusionary housing units planned to be affordable.

- Any mixed use designation that is applied to the project site should also be applicable elsewhere along the corridor.
The Community Commercial land use designation that is being proposed for the Comm22 project would also be potentially applicable to the remainder of the corridor in order to implement the vision of high density, mixed use development. New mixed use designations being proposed by the Southeastern Economic Development Corporation (SEDC) in a community plan amendment now under review would also potentially be applicable. The exception would be the Farmers Market site which is requesting an Urban Village designation in order to allow the very high density of 130 du/ac that is proposed there.
- Analyze the most suitable mix of commercial uses along the corridor.
Preliminary indications from the Comm22 project and the Farmers Market project are that a mix of retail and office uses with higher density residential may be potentially feasible. In order to maximize trolley access and to best coordinate land use with transit, the highest development intensities should be in the immediate vicinity of the trolley station at 25th Street. The existing warehouses offer potential for conversion to live-work units or loft apartments.
- Analyze the potential for employment opportunities that might be created as a result of the amendment.
The amendment is expected to create an estimated 45-55 jobs. These would be generated by the senior housing complex, the multi-family housing, the childcare center, an employment center being planned by the MAAC Corporation, one of the not-for-profit applicants and the proposed retail and office activity. It is also expected that each of the 27 live-work units would generate employment.



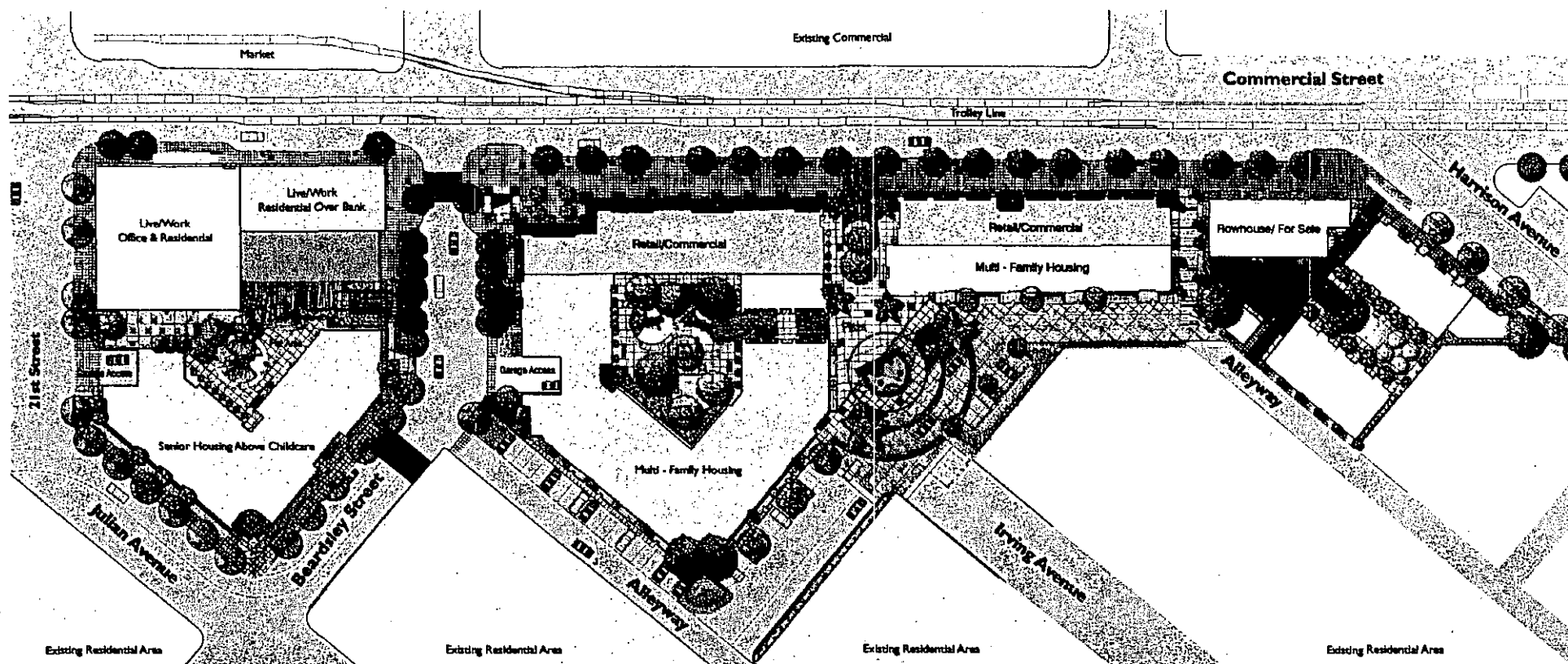
IMPERIAL AVENUE/COMMERCIAL STREET CORRIDOR

CITY OF SAN DIEGO • CITY PLANNING & COMMUNITY INVESTMENT

SanGIS

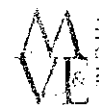
This map is provided as a courtesy to the City of San Diego. It is not a legal document and should not be used for legal purposes. The City of San Diego is not responsible for any errors or omissions on this map. The City of San Diego is not responsible for any damages or losses resulting from the use of this map.

Conceptual Master Site Plan



COMM 22

Commercial Street Mixed Use BRIDGE Housing Corporation Bronze Triangle Community Development Corporation MAAC Project Housing & Community Development

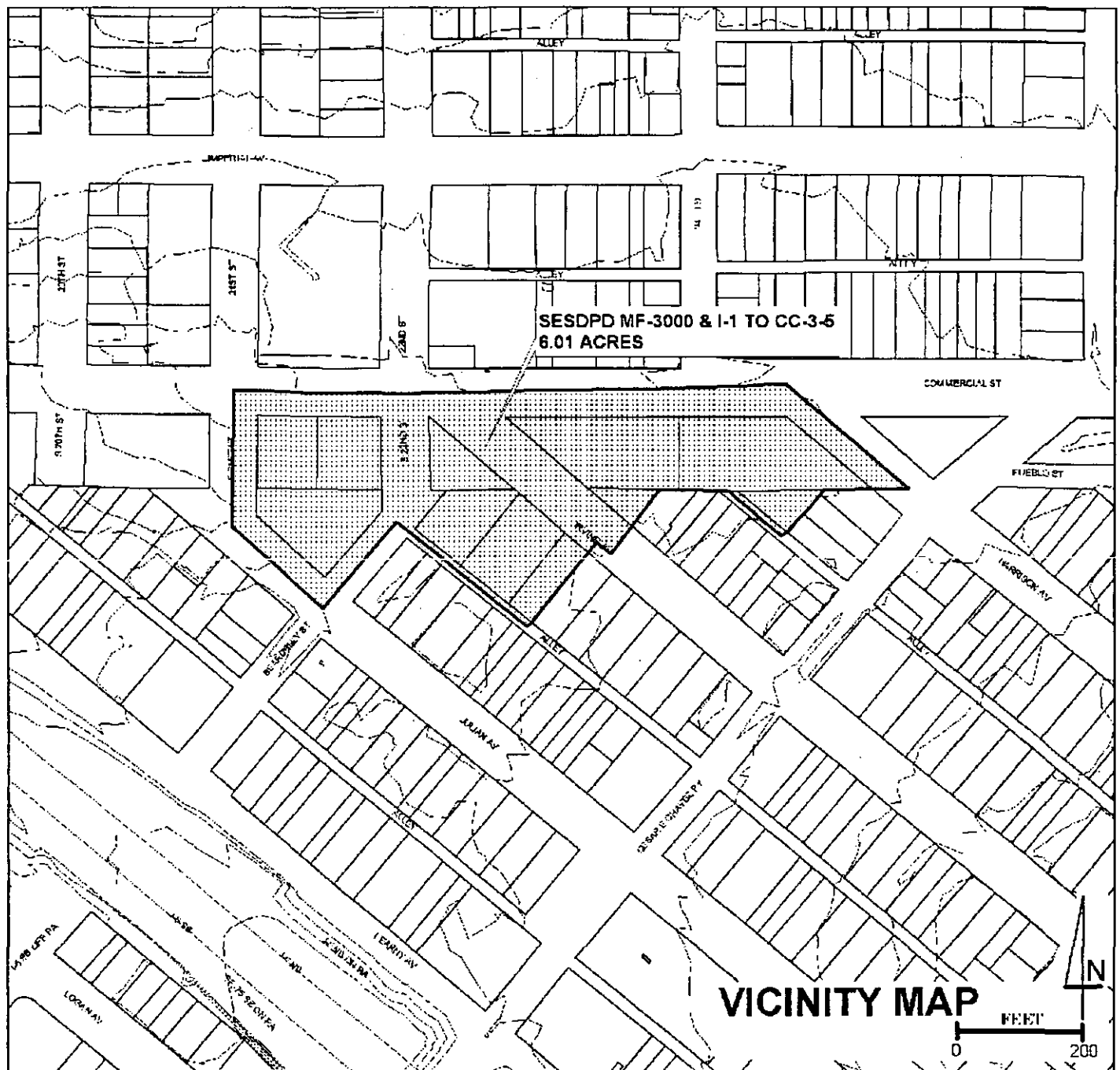




CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING

ATTACHMENT 11



BLK 64, LOT 1-8, BLK 65 LOTS 1-3, 10-12 MAP 856, BLK 237, LOTS 1-11 MAP 478

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST CC-3-5
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

CASE NO. 42-4564

DEVELOPMENT SERVICES MANAGER

B-4254

APN: 535-640-13-16, 535-660-34,
 538-100-26-29, 538-120-01 & 17
 (196-1725) 4-30-07 Idj

Portion of Map Per C-732H.3



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Community Planning Committee Distribution Form Part 2

ATTACHMENT 1 2

Project Name : COMM 22		Project Number 122002	Distribution Date 7/25/07	
Project Scope: Southeastern San Diego JO#42-4564. **AFFORDABLE HOUSING EXPEDITE PROGRAM* (PROCESS 5) Community Plan Amendment, Rezone from SESDPD I-1 & MF-3000 to CC-3-5, Vesting Tentative Map, Public Right Vacation to vacate a portion of Irving Ave & 22nd St & Site Development Permit to construct 252 residential units w/commercial-retail on a 4.58 acre site at 2101 Commercial St within the Southeastern San Diego Community Plan, Transit Area. Council District 8. Notice Cards=3.				
Project Location 2101 Commercial St				
Applicant Name: Adolfo Ventura			Applicant Phone No. (619) 426-4592	
Related Projects				
Project Manager John Fisher		Phone Number (619) 446-5231	Fax Number (619) 446-5245	E-mail Address JSFisher@sandiego.gov
Community Plan SE SAN DIEGO		Council District 8		
Existing Zone	Proposed Zone	Building Height	Number of Stories	FAR
Committee Recommendations (To be completed for Initial Review):				
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain	
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes 7	Members No 0	Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain	
Agenda Date:	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: See ATTACHED minutes Item (B)				
NAME Steven Veach		TITLE SESDPC Chair		
SIGNATURE <i>[Signature]</i>		DATE 9/18/07		
Attach Additional Pages If Necessary. Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101				

SOUTHEASTERN SAN DIEGO PLANNING COMMITTEE (SESDPC)**Minutes**

September 10, 2007 – 6:30 P.M.

ATTACHMENT 1 2

1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS:

Members Present: James Justus, Julie Valle, Vincent Noto, Reynaldo Pisaño, Steve Veach, Louise Torio, María Riveroll.

Members Absent: Pilar Arballo, Robert Leif, Ivette Vela, Joshua Von Wolfolk, Reginald Womack.

Staff Present, Myles Pomeroy, City Planning & Community Investment Department, Rosaura Castellon, State Certified Translator

Staff reports were taken out of order due to lack of a quorum.

2. STAFF REPORTS:

Ana Molina, Chief of Staff, Fourth District Council Office: 1. Introduced Yolanda G. Apalategui, who is our new representative from that office. 2. The Eighth District office has a goal of 32 cleanups during the fiscal year. Two of them have already been held.

Ricardo Flores, Congresswoman Susan Davis Office:

Congress is back in session this week. Ricardo distributed the "Davis Dispatch" and indicated that Congresswoman Davis has a full time staff person in her office to assist with expediting issuance of passports.

Myles Pomeroy, City Planning & Community Investment: 1. General Plan should be completed in the next couple of months. 2. On track with seeking funding for the update of the Southeastern San Diego Community Plan (involves Encanto Planning Group as well) (It has not been decided what the exact boundaries will be that will be covered by this Community Plan). 3. Barrio Logan Steering Community looking at Consultant proposals. A. Molina indicated that the preliminary review is in progress. Members for the Steering Committee will be chosen by lottery.

Board Member Julie Valle arrived.

Petrina Branch, Fourth District Council Office: 1. Distributed the Council Office's "Weekly Update" outlining the many activities throughout the Fourth District. Petrina highlighted the Filipino Festival that will be held on October 6, 2007.

3. PUBLIC COMMENTS: None.

2. APPROVAL OF TODAY'S AGENDA (ADDITIONS OR OMISSIONS):

Motion: James Justus, **Second:** Louise Torio, **MSC 7-0-0**

5. CONSENT ITEMS: None.

6. ACTION ITEMS:

A. ARC Training Center, 3030 Market Street, Project #122476 – proposed expansion of existing site with a new structure. **Continued.**

B. Comm 22 Mixed-Use Project, Project #122022 Comm22 Proposed Mixed-Use Project, Commercial between 22nd & 24th Streets, Project #122002 & 424564; Project by Bridge Housing, MAAC Project, and the Bronze Triangle CDC. Members of the Team Present: Adolfo Ventura, MAAC Project, Amulfo Manriquez, Project Manager, MAAC Project; Steven Sutton, Project Manager, Bridge Housing Corporation, and Brad Wiblin, Bridge Housing, Presenter. **Note:** This is an expedited affordable housing project under City Council Policy 600-27.

Brad Wiblin presented the proposed plans for development of the empty lots owned by City Schools at 22nd and Commercial. Development plans were discussed for the Project to be developed on a long-term lease. Proposal includes the construction of 127 Affordable Family Rental Units (projected rents: \$414 to \$646 for 1BR; \$466 to \$776 for 2BR; and \$518 to \$1,076 for 3 BR); 70 affordable Senior Units (studios \$363 to \$603) 40 Market Rate Loft Rental Units (TBD FMV projected at \$2.50/sf triple net). In addition, there are plans for 10,000 sf Office Space; 6,500 sf Day Care; 3,000 sf Bank and 19,800 sf Retail space.

A total of 393 parking spaces for site B, and 122 for site A over a 4.58 acre site, a total of 252 residential units for an overall density of 60 du/acre.

The remarks herein are an accumulation of all the previous presentations before the Projects Committee and the Board.

Documents Provided:

1. Conceptual Master Site Plan (artist's renderings of proposals described above.
2. Project Fact Sheet.
3. Initial Project Assessment Letter dated June 14, 2007, incl. PTS Report.
4. Elevations.
5. Landscaping Plan.
6. SDPD Review and Recommendations, dated July 13, 2007.
7. Project Site Plan.
8. Site Photos.
9. Copies of Muni Code pages from Chapter 13 explaining the CC-3-5- Zone.
10. City of San Diego Information Bulletin 538 issued June 2007 "Expedite Program for Affordable/In-Fill Housing and Sustainable Buildings".
11. Memo to Sherman Heights Revitalization Committee regarding their response to the SDPD Review and Recommendations.
12. Revised Draft Mitigated Negative Declaration dated 8/16/07.
13. List of the Deviations with attached Draft Findings.

Presentation:

- Filed a resubmittal.
- Tenants must be low-moderate income of \$38,600 for a family of 4.
- The Floor Area Ratio (FAR) is 1.98.
- The bulk of the buildings will not exceed 40', the height of the existing historical building built in 1929, a warehouse for the San Diego Unified School District.
- The proposed vacation of Irving Street will maintain the orientation of the street which the original developer had created so that the residents could take full advantage of the sunlight.
- The cost of construction is \$90 million dollars.
- No commitment from Community Bank as yet to become tenant, no letters of interest or commitment.
- No specific funding is in place as yet. Funding is dependent on the City permits being attained. They will be applying for a grant from the State of CA (Prop 1C -2.28 mil for affordable housing) out of a bond that provides assistance with the infrastructure for this type of project.
- Wood composition is recognized as flammable and sprinklers will be installed throughout.
- Historic designation is being sought for the warehouse building that will rehabilitated should exceed the Secretary of the Interior's Standards for Historic Rehabilitation.
- MAAC performed community outreach by doing direct mailings and holding a couple of community meetings, that were attended by only 5-6 residents. Mr. Aguirre indicated that MAAC will do a door-to-door survey of the adjacent neighbors.
- Project reflects a Transit Oriented Development (TOD) aspect due to the proximity to the trolley and other mass transit.
- Existing small business will be given priority.
- Roof-top gardens are not allowed in San Diego, that plan was scratched.
- Several common use interior patio areas with cement benches that would serve as a "watering hole" and provide privacy for the residents have been designed, some more private than others.

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- Phase I and Phase II Assessments have been completed to determine if there is any soil contamination on the site. Lead abatement must be completed before construction.
- Landscaping will serve as a buffer between the Project and the existing community.
- The Project includes some tuck-under parking.
- The Applicant commented that energy conservation is being explored. Whatever the technology is in vogue at the time the Project is ready to install such amenities, will be considered.
- Project includes relocation of a storm drain, and replacing/installing sewer lines.
- Laundry rooms will be adjacent to apartments and will be shared.
- Asking for 11 Deviations but Deviations 7 & 8 are joint so there are only 10 requested. Presenter explained each deviation and they were accepted by the Committee.
- Although the land is on a 99-year lease, the east end of the site is available to be sold (3.45 acres). Ownership of the Irving Street vacation will revert to the School District.
- The team is still pursuing the historic credits for the warehouse on site.
- Mr. Wiblin walked us through a Power Point presentation of the Project.
- Bridge Housing will manage the Project.

Committee Concerns/Recommendations:

1. Bulk and scale, and density may negatively impact the community.
2. Density has been proven to be detrimental to social interactions. (MAAC Project, Aguirre, indicated that they have data on their affordable housing projects- we need to hear some positive results and numbers).
3. Some of the residences will be fronting on the alley.
4. Proposal includes underground parking.
5. Want to see interior floor plans for all units.
6. Need to see Security Plan for the site and the SDPD response to it.
7. Request list of the 10 deviations along with draft findings of City criteria.
8. Suggested installation of basketball or volley ball court.
9. Both existing alleys should be widened to accommodate adjacent residents that presently use the alley as the exclusive ingress and egress to their homes.
10. Concerns were expressed about the amenities for the children. 6,500sf for childcare includes classrooms, and outside playground with equipment. (All ages are not addressed). Specifically, basketball court/volleyball court is recommended.
11. All issues on PTS Report should be resolved.
12. Elevation A11, courtyard buildings in Site A lack (geo-indicator) direction. Building orientation difficult to understand.
13. Project needs more adequate (3-tiered) landscaping, with bushes on the outside, than taller plants, and finally trees close to the buildings to provide a stronger buffer to the existing residential.
14. Both alleys should be widened and refurbished (aesthetically).
15. The alley lights should all be 150-watt high-pressure, white sodium lights and placed at the entrance of each alley and at the Project boundaries.
16. The first alley on the west should be re-graded for drainage purposes and caution should be taken to not interfere with the adjacent residents.
17. Discouraged Applicants from using palm trees in landscaping.
18. Documentation of community support has not been provided.
19. Recommend implementation of SDPD recommendations on the Crime Prevention Through Environmental Design (CPTED).
20. There is not enough open space for the intense density of this project. (no place for kids to go). A park should be part of this plan. (Mr. Wiblin indicated that schools are open space).
21. There should be a provision to sell to owner-occupants only (Mr. Wiblin indicated that they may be able to control this in the beginning).
22. Some of the displaced artists from the East Village should be courted to occupy the lofts. Many cannot afford to live in the City which is the source of their inspiration.

23. The art expressions from the Cesar Chavez Trolley Station at 25th and Commercial should be incorporated into any exterior art furnishings.
24. Basketball/volleyball courts should be installed.

Comments on Environmental Document Revised Draft Neg. Dec.

1. Pages on 13-page Cover Letter should be numbered.
2. Item V is missing, it goes from IV to VI.
3. There is duplication in Cover Letter which needs to be corrected, i.e., III and IV.
4. **Item II** under this item we recommend signage on site in English and Spanish at multiple locations with a 24/7 telephone number for complaints including Health and Safety impacts such as dust, noise and air pollution. indicates that the site is adjacent to residential homes. A response must be given within 72 hours, preferably in 24 hours. Construction should be discouraged during the night to avoid disturbing the neighbors.
5. **Initial Study** - Page 2, 3rd Paragraph, the number of Deviations should be stated. Is it 11 Deviations? It is suggested that a map showing the deviations on the site be added for clarity.
6. Page 6, 3rd Paragraph, 2nd Sentence, Due to lack of a letter commitment from a Bank to be constructed on the east end, should not be referenced. This area should be left as retail.
7. Page 10, 1st Paragraph, regarding parking: Are the 38 additional parking spaces above what is required, sufficient for visitors and retail?
8. Page 12, 6th Paragraph, 50 years and 100 year predicted calculations are referenced. Why are the possible 500-year floods planes calculations are not showing?
9. Page 13, "Noise", 2nd Paragraph, what are the accumulative health impacts of 60dB(A) CEL?
10. Page 7, "Health", Initial Study does not address accumulative impacts on health caused by air pollution, especially when there are vehicles that do not comply with CA and Federal emissions standards.
11. Environmental Study fails to address safety issues of narrow alleys and lack of street lights on those alleys, recommendations:
12. Widen the alleys that border the proposed development as they will be used as ingress and egress for new residents as well as existing residents, thus avoiding backing-into adjacent property fences. It is further noted that high-pressure, 150-watt white lights should be installed on each end and the middle of each alley referenced above.
13. **Initial Study Check List:** Page 1, items 2 & 3 are questioned as to being compatible when adjacent surrounding residential homes are single story with some 2-story. Where the proposed development is 4-stories in heights, Project lacks adequate transition buffer such as landscaping for bulk, scale and height. Those items should be checked "yes".
14. Item 4, the answer should be "yes"- referencing response to the above items 2 & 3.
15. Page 13, item 2-0, for the children, there should be a basketball/volleyball court on site.
16. Page 15, "Mandatory Findings of Significance", response should be "yes", air quality accumulative impacts are not stated and they should be although they are below the threshold. Also, noise accumulative impacts on health should be stated although they are below the threshold.

Motion: Reynaldo PISAÑO, Second, James Justus MSC 7-0-0
To recommend approval of the Project recommending redesign base on all the above Committee Concerns, to include a basketball/volleyball court and to forward our comments on the Environmental Documents to the Planning Commission.

Motion: Louise Torio, Second, Maria Riveroll MSC 6-1-0
To accept the necessary changes to the Community Plan Amendment.

Note: this project will go to the Planning Commission on October 11th.

**SOUTHEASTERN SAN DIEGO PLANNING COMMITTEE MEETING –
SEPTEMBER 10, 2007
APPLICANT RESPONSE TO COMMENTS AND RECOMMENDATIONS**

SESDPC comments in bold

Applicant response in italics

1. Bulk and scale, and density may negatively impact the community.

The vertical strategy of the project addresses this neighborhood with a vibrant pedestrian scale, complimenting the existing book depository building, creating a dramatic sense of scale from east to west, blending with past historical precedents of the area. The public realm at street level is comprised of pedestrian connections and a multitude of communal activities linked by courtyards, mews and a neighborhood plaza.

The overall project design creates unique opportunities for public gathering, it expands upon existing architecture, and instills a sense of place for residents and the community at large.

2. Density has been proven to be detrimental to social interactions. (MAAC Project, Aguirre, indicated that they have data on their affordable housing projects- we need to hear some positive results and numbers.)

The proposed density coupled with mixed-uses on site may be very conducive for social interaction. As witnessed in BRIDGE Housing's North Beach development in San Francisco, a high density residential development (North Beach has a density of 75 du/ac as opposed to COMM 22's density of 63 du/ac) with a variety of neighborhood retail uses (including a Trader Joe's market), a transformation has taken place which has brought vibrancy and new dynamism to an aging neighborhood.

3. Some of the residences will be fronting on the alley.

The townhome apartments have been specially designed to front on alleyways in order to provide individual entrances to each unit. This allows for greater privacy for those units and offers diversity in the overall project's design and unit mix.

4. Proposal includes underground parking.

The project has been designed with underground parking in order to achieve a greater building footprint. This in turn creates a greater number of affordable housing on the site.

All parking garages will include secured ingress/egress to ensure safety of all users.

5. Want to see interior floor plans for all units.

Interior floor plans are included in the development plans provided to the community planning group and City staff.

6. Need to see Security Plan for the site and the SDPD response to it.

Prior to the completion of building construction, we will develop a comprehensive security plan which incorporates the comments and recommendations presented in the San Diego Police Department [SDPD] report and draws upon our experience developing and managing over 10,000 units.

7. Request list of the 10 deviations along with draft findings of City criteria.

A list of deviations has been provided to the community group and City staff. All proposed deviations have been requested in order to create an optimum number of affordable housing units on site, given the various physical constraints presented by the parcel configuration and utility easements.

8. Suggested installation of basketball or volley ball court.

The project includes alternative amenities such as tot lots and public plazas. The proposed amenities serve as public gathering spaces and are conducive for a multitude of community activities.

We have placed much consideration on the installation of basketball or volleyball courts and have opted not to include these amenities at this time. Basketball or volleyball courts may present security issues which could potentially overshadow the benefits of these amenities.

9. Both existing alleys should be widened to accommodate adjacent residents that presently use the alley as the exclusive ingress and egress to their homes.

The project has been designed to meet City requirements and has undergone review by City staff.

The vehicular circulation has been designed to accommodate both existing and future users.

10. Concerns were expressed about the amenities for the children. 6,500 sf for childcare includes classrooms, and outside playground with equipment. (All ages are not addressed). Specifically, basketball court/volleyball court is recommended.

The project includes alternative amenities such as tot lots and public plazas. The proposed amenities serve as public gathering spaces and are conducive for a multitude of community activities.

We have placed much consideration on the installation of basketball or volleyball courts and have opted not to include these amenities at this time. Basketball or volleyball courts may present security issues which could potentially overshadow the benefits of these amenities.

11. All issues on PTS Report should be resolved.

All issues raised by City staff during the review of the project, including those comments presented in the PTS Report, have been resolved. The proposed project is in conformance with all City regulations, as allowed by a Planned Development Permit.

- 12. Elevation A11, courtyard buildings in Site A lack (geo-indicator) direction. Building orientation difficult to understand.**

Comment noted. Each elevation includes a legend showing the sectional view.

- 13. Project needs more adequate (3-tiered) landscaping, with bushes on the outside, than taller plants, and finally trees close to the buildings to provide a stronger buffer to the existing residential.**

Comment noted. We have worked closely with City staff to create a landscape plan which responds to the community and surrounding uses, including front porches and stoops which face the existing residential areas, expanded alleyways, and use of hardscape in alleyways and pedestrian areas.

- 14. Both alleys should be widened and refurbished (aesthetically).**

The project has been designed to meet City requirements and has undergone review by City staff.

All street improvements are to be placed in accordance with the approved plans and City standards. Proposed alleyways will also incorporate hardscape and other aesthetic features.

- 15. The alley lights should all be 150-watt high-pressure, white sodium lights and placed at the entrance of each alley and at the Project boundaries.**

We will provide site lighting to adequately cover all pedestrian areas to a minimum of 1 ft. candle (current standard).

- 16. The first alley on the west should be re-graded for drainage purposes and caution should be taken to not interfere with the adjacent residents.**

The project has been designed to meet City requirements and has undergone review by City staff. This review process has included extensive review of the site's drainage patterns and the proposed design conforms with the City's Street Design Manual and all other engineering standards.

- 17. Discouraged Applicants from using palm trees in landscaping.**

Palm trees have been included in the plant palette as we salvaging existing palms from the site that were part of the area's history.

- 18. Documentation of community support has not been provided.**

Community support letters and any other documentation will be provided during the Planning Commission and/or City Council meetings.

19. Recommend implementation of SDPD recommendations on the Crime Prevention Through Environmental Design (CPTED).

Prior to the completion of building construction, we will develop a comprehensive security plan which incorporates the comments and recommendations presented in the San Diego Police Department [SDPD] report.

20. There is not enough open space for the intense density of this project. (no place for kids to go). A park should be part of this plan. (Mr. Wiblin indicated that schools are open space).

The project includes a total of 64,912 square feet of open space (roughly 1/3 of the project site). While parks have not been provided on site, the project includes alternative amenities such as tot lots and public plazas. The proposed amenities serve as public gathering spaces and are conducive for a multitude of community activities. Including park space would compromise the site design, creating a loss of affordable housing units.

21. There should be a provision to sell to owner-occupants only (Mr. Wiblin indicated that they may be able to control this in the beginning).

We plan on marketing the for-sale units to local neighborhood residents.

22. Some of the displaced artists from the East Village should be courted to occupy the lofts. Many cannot afford to live in the City which is the source of their inspiration.

The live-work lofts are available for all users and present an affordable option for a collection of artists to work in close proximity to each other.

23. The art expressions from the Cesar Chavez Trolley Station at 25th and Commercial should be incorporated into any exterior art furnishings.

The art component of COMM22 will be developed using local artists. Inspiration for the art component will be derived from the site's history ("education") and the surrounding community.

24. Basketball/volleyball courts should be installed.

The project includes alternative amenities such as tot lots and public plazas. The proposed amenities serve as public gathering spaces and are conducive for a multitude of community activities.

We have placed much consideration on the installation of basketball or volleyball courts and have opted not to include these amenities at this time. Basketball or volleyball courts may present security issues which could potentially overshadow the benefits of these amenities.

Comments on Environmental Document Revised Draft Neg. Dec. #1-17:

Comments pertaining to the environmental document have been addressed by City staff through the CEQA process and are attached to the Final Mitigated Negative Declaration.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

WHEREAS, SAN DIEGO UNIFIED SCHOOL DISTRICT, a school district organized and existing under the laws of the State of California, Applicant/Subdivider, and ROBERT C. HAYNES, Engineer, submitted an application with the City of San Diego for a Vesting Tentative Map, No. 415852, Public Right-of-way Vacation No. 415855 and Easement Vacation No. 454297, for the subdivision of existing lots into four lots and to waive the requirement to underground existing overhead utilities. The project site is located at 2101, 2107, 2145 Commercial Street and 1826 Irving Avenue, legally described as [see attached legal description, Exhibit "B"], in the CC-3-5 Zone of the Southeastern San Diego Community Plan area; and

WHEREAS, the Map proposes the subdivision of a 4.58 acre site into four lots; and
WHEREAS, A Mitigate Negative Declaration, LDR No. 122002, has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented, which will reduce to a level of insignificance, any potential impacts identified by the environmental review process; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision of lot four is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the

Subdivision Map Act. The total number of condominium dwelling units is seventeen;
and

WHEREAS, on DATE, the Planning Commission of the City of San Diego considered INSERT Vesting Tentative Map No. 415852, Public Right-of-way Vacation No. 415855 and Easement Vacation No. 454297, and pursuant to Resolution No. PC RESOLUTION NUMBER-PC voted to INSERT EITHER "recommend City Council approval of the map" OR "approved/denied the map"; and

WHEREAS, on HEARING DATE, the Council of the City of San Diego considered Tentative Map No. 415852, Public Right-of-way No. 415855 and Easement Vacation No. 454297, and pursuant to Sections 125.0440, 144.0240 and 125.0430 of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 415852, Public Right-of-way No.

415855 and Easement Vacation No. 454297:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs

for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).

9. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), portions of Irving Street and a total of seven easements for public drainage and sewer improvements and public utilities located within the project boundaries as shown in Vesting Tentative Map No. 415852, shall be vacated, contingent upon the recordation of the approved final map for the project.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Vesting Tentative Map No. 415852, Public Right-of-way Vacation No. 415855 and Easement Vacation No. 454297 is granted to San Diego Unified School District, A School District organized and existing under the laws of the State of California, subject to the conditions attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), the following public service easements and right-of-way, located within the project boundaries as shown in Vesting Tentative Map No. 415852, shall be vacated, contingent upon the recordation of the approved final map for the project:

- a. A drainage easement granted to the City of San Diego, recorded May 2, 1930 in Book 1752 of Deeds, Page 469.
- b. A drainage easement granted to the City of San Diego, recorded December 14, 1948 in Book 3049, Page 107.
- c. A sewer easement granted to the City of San Diego, recorded January 10, 1949 in Book 3074, Page 359.

- d. A drainage easement granted to the City of San Diego, recorded May 24, 1949 in Book 3205, Page 383.
- e. A sewer easement granted to the City of San Diego, recorded May 24, 1949 in Book 3205, Page 386, and the City Council finds that:
 - (1) There is no present or prospective use for the drainage and sewer easements and public right-of-way for which the drainage and sewer easements and public right-of-way were originally acquired, or for any other public use of a like nature that can be anticipated;
 - (2) The public will benefit from the vacation through improved utilization of land made available by the abandonment;
 - (3) The vacation of the drainage and sewer easements and public right-of-way is consistent with any applicable land use plan.
 - (4) The drainage and sewer easements and public right-of-way for which the easements were originally acquired will not be detrimentally affected by this abandonment, or the purpose for which the easements and public right-of-way were acquired no longer exists.

GENERAL

1. This Vesting Tentative Map will expire [INSERT DATE - 3 YEARS FROM DECISION DATE].
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Vesting Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder.
4. The Final Map shall conform to the provisions of Site Development Permit No. 415853, Planned Development Permit No. 454025 and Conditional Use Permit No. 431367.
5. The Subdivider shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Subdivider of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Subdivider shall not thereafter be responsible to defend,

indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Subdivider shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Subdivider shall not be required to pay or perform any settlement unless such settlement is approved by Subdivider.

6. The property contains a right-of-way and easements which must be vacated to implement the Final Map in accordance with San Diego Municipal Code 125.0430.

AFFORDABLE HOUSING

7. Prior to recording the Final Map, the Subdivider shall enter into an Affordable Housing Agreement with the Housing Commission to provide affordable housing units in compliance with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

STREETS DIVISION

8. Prior to the issuance of any improvement or grading permits the Subdivider shall assure a drainage easement is granted over the fifteen foot box culvert between Harrison Avenue and 22nd Street. The easement shall run parallel to Commercial Street and the width shall be from the northern property line to the parking structure wall.
9. Prior to the issuance of any improvement or grading permits, the Subdivider shall assure by permit and bond the installation of a cleanout on the box culvert at approximately station 18+00. The location of the cleanout shall be to the satisfaction of the City Engineer.
10. Prior to the issuance of any improvement or grading permits the Subdivider shall enter into an Encroachment and Maintenance Removal Agreement for all private landscaping, enhanced pavement, or other private improvements located within the drainage easement.

ENGINEERING

11. The Subdivider shall replace the existing curb, gutter, and sidewalk along the subdivisions public street frontages, maintaining the existing sidewalk scoring pattern and preserving all contractor's stamps, satisfactory to the City Engineer.

12. The Subdivider shall obtain an Encroachment Maintenance Agreement, for proposed private improvements located in the public right-of-way including: the double box culvert storm drain located in the Commercial Street public right-of-way and the enhance paving located in the 22nd Street, Beardsley Street, and the proposed alley extension public right-of-way.
13. The Subdivider shall dedicate and improve an additional five feet of adjacent right-of-way along the projects Commercial Street and Beardsley Street frontages.
14. The Subdivider shall dedicate and improve a City standard alley to extend the existing alley from Cesar Chavez Parkway to an intersection with Irving Avenue.
15. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The Subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
16. The Subdivider shall reconstruct the existing curb ramp(s) adjacent to the project to meet current City standards.
17. The onsite drainage system proposed for this subdivision, as shown on the approved Vesting Tentative Map, is private and subject to approval by the City Engineer.
18. The Subdivider shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer
19. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
20. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the

owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

21. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
22. The Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
23. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices on the final construction drawings, in accordance with the approved Water Quality Technical Report.
24. The Subdivider shall obtain an encroachment maintenance and removal agreement for all nonstandard driveways shown on the approved Exhibit "A".
25. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
26. The Subdivider shall ensure that all on-site utilities serving the subdivision shall be undergrounded with appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
27. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the vesting tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769830.

MAPPING

28. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).

29. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
30. The Final Map shall:
- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WATER

31. Prior to the recordation of the right-of-way vacation, the Subdivider shall provide proof of the Water Department's operational acceptance of the abandonment of the portion of water mains located within the vacated Irving Avenue right-of-way, in a manner satisfactory to the Water Department Director and the City Engineer.
32. The Subdivider shall design and construct all public water facilities, as required in the accepted water study, necessary to serve this development. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water study and to maintain redundancy throughout construction phasing, if any, at final engineering.
33. Prior to recording the Final Map, the Subdivider shall cut, plug, and abandon the existing public water facilities, located within the proposed Irving Avenue right-of-way to be vacated traversing the project site, in a manner satisfactory to the Water Department Director and the City Engineer.
34. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end main then the Subdivider shall install a redundant water system satisfactory to the Water Department Director.

35. The Subdivider shall process Encroachment Maintenance and Removal Agreement (EMRA) for all acceptable encroachments, including but not limited to, structures, enhanced paving, or landscaping, into any public right-of-way containing public water facilities. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
36. The Subdivider shall provide CC&Rs for the operation and maintenance of any on-site private water facilities that serve or traverse more than a single dwelling unit or common area.
37. The Subdivider agrees to design and construct all proposed public water facilities, including but not limited to services, meters and easements, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities shall be modified at final engineering to comply with standards.

WASTEWATER

38. The Subdivider shall relocate onsite public sewer mains, satisfactory to the Metropolitan Wastewater Department Director. All associated public easements shall be vacated, satisfactory to the Metropolitan Wastewater Department Director.
39. The Subdivider shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved tentative map will require modification based on the accepted sewer study.
40. The Subdivider shall grant adequate sewer, and/or access easements, including vehicular access to each manhole, for all public sewer facilities that are not located within the public right of way, satisfactory to the Metropolitan Wastewater Department Director. The easements shall be located within single lots. Vehicular access roadbeds shall be surfaced with suitable approved material satisfactory to the Metropolitan Wastewater Department Director.
41. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.
42. No approved improvements or landscaping, including private sewer facilities, grading and enhanced paving, shall be installed in or over any public easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.
43. All onsite sewer facilities that serve only this development shall be private.

44. The Subdivider shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on site private sewer mains that serve more than one ownership.
45. The Subdivider shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

GEOLOGY

46. Prior to the issuance of a grading permit, a geotechnical report shall be submitted and approved by the City Engineer in accordance with the City of San Diego's "Technical Guidelines for Geotechnical Reports."

INFORMATION:

- The approval of this Vesting Tentative Map by the Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within 90 days of the approval of this Vesting Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the

public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO,
CALIFORNIA, ON HEARING DATE [IN CAPS].

APPROVED: MICHAEL AGUIRRE, City Attorney

By _____
Shirley Edwards
Deputy City Attorney

ATTY/SEC. INITIALS

DATE

R- INSERT

Reviewed by John S. Fisher

Job Order No. 425464

(R-INSERT)

RESOLUTION NUMBER R-NUMBER

ADOPTED ON DATE

WHEREAS, San Diego to San Diego Unified School District, A school district organized and existing under the laws of the State of California, Owner, and COMM 22, LLC, a California limited liability corporation, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit [SDP] No. 415853, Planned Development Permit [PDP] No. 454025 and Conditional Use Permit [CUP] No. 431367 to construct 252 residential units with commercial-retail known as the COMM 22 project, located at 2101 Commercial Street, and legally described as [see attached legal description, Exhibit "B"], in the Southeastern San Diego Community Plan area, in the MF-3000 and I-1 Zones which is proposed to be rezoned to the CC-3-5 Zone; and

WHEREAS, on INSERT DATE, the Planning Commission of the City of San Diego considered Site Development Permit [SDP] No. 415853, Planned Development Permit [PDP] No. 454025 and Conditional Use Permit [CUP] No. 431367, and pursuant to Resolution No. INSERT PLANNING COMM. RESOLUTION NUMBER-PC by which the Planning Commission voted to recommend City Council approval of the permit; and

WHEREAS, the matter was set for public hearing on DATE, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP No. 415853, PDP No. 454025 and CUP No. 431367:

Site Development Permit - Section 126.0504**A. Findings for all Site Development Permits**

1. The proposed development will not adversely affect the applicable land use plan. The COMM 22 project is a mixed-use, transit oriented development combining affordable and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for-sale town homes. The office space and live-work lofts will be housed in a rehabilitated warehouse building. The remainder of the development will consist of new construction. In addition to the proposed uses on site, the development will include enhanced plaza areas for public gathering, strong pedestrian connectivity throughout the site, and convenient access to public transportation.

The project site is situated on surplus San Diego City Schools property along the southern side of Commercial Street, between 21st Street and Harrison Avenue. The proposed project site is a mixed use commercial development on a 4.58 acre site that is proposed to be designated for Community Commercial uses in the Southeastern San Diego Community Plan. The community commercial designation of the CC-3-5 zone is intended to accommodate development with a high intensity, pedestrian orientation with a maximum of one dwelling unit per 1,500 square feet of lot area where the minimum lot coverage is thirty-five percent, the allowed floor area ratio is 2.0 and the maximum height of the buildings may be one hundred feet. With the adoption of the amendment to the Progress Guide and General Plan and Southeastern San Diego Community Plan, the proposed project would be designated from Industrial and Residential uses to Community Commercial uses therefore allowing a high density housing component and commercial development consistent with the policies and guidelines of the Progress Guide and General Plan and Southeastern San Diego Community Plan. Being determined the project is consistent with the Progress Guide and General Plan and Southeastern San Diego Community Plan, the proposed development will not adversely affect the Progress Guide and General Plan and Southeastern San Diego Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The COMM 22 project is a mixed-use, transit oriented development combining affordable and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for-sale town homes. The office space and live-work lofts will be housed in a rehabilitated warehouse building. The remainder of the development will consist of new construction. In addition to the proposed uses on site, the development will include enhanced plaza areas for public gathering, strong pedestrian connectivity throughout the site, and convenient access to public transportation.

The proposed development includes the vacation of right-of-way, easements and contributes to its fair share cost towards construction of improvements in the Southeastern San Diego community. The proposed development will construct necessary sewer and water facilities to serve the users and residents of the development; will enter into a Maintenance Agreement for the ongoing permanent BMP maintenance; will

comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity; and will provide a geotechnical report in accordance with the City of San Diego's Technical Guidelines for Geotechnical Reports for the review and approval by the City Engineer. All structures constructed will be reviewed by professional staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structures will meet or exceed the current regulations. As such the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The COMM 22 project is a mixed-use, transit oriented development combining affordable and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for-sale town homes. The office space and live-work lofts will be housed in a rehabilitated warehouse building. The remainder of the development will consist of new construction. In addition to the proposed uses on site, the development will include enhanced plaza areas for public gathering, strong pedestrian connectivity throughout the site, and convenient access to public transportation.

In order to design the COMM 22 project in a manner which reflects the Southeastern San Diego Community Plan's intended development pattern, deviations from the regulations of the Land Development Code are required at this unique site. The Southeastern San Diego Community Plan goal of creating a synergistic environment facilitating economic and social health and vibrancy in the community in turn encourages the use of creative solutions to those regulations of the Land Development Code. The deviations are required due in large part as a response to the existing infrastructure at and adjacent to the site, the preservation of a significant historically important building in the community and to achieve a density and intensity of use at the site to create a vibrant dynamic development. This level of detail is consistent with the purpose and intent of the planned district and planned development regulations; however, in order to implement the site plan and architecture at this site; to preserve the existing significant structures; and to maximize the density and intensity of development at the site to contribute to the housing stock of the City of San Diego and commercial development in the community, the proposed deviations are granted.

M. Supplemental Findings--Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants. The existing warehouse building will be renovated and expanded to

accommodate approximately 62,180 square feet of office and live work space. These spaces will be leased to local artist, small businesses, and professionals and will include the BRIDGE Southern California office as well as a 4,800 square foot community bank. Seventy dwelling units of affordable senior housing and a 5,447 square foot day care facility will be built above a single level underground parking garage on the remainder of the lot. One hundred twenty-seven dwelling units of affordable family housing and 12,945 square feet of retail space will be developed on the former maintenance facility and storage yard sites. Family units will be constructed as stacked flats over retail and two levels of underground parking. Two levels of subterranean parking are possible due to native soil being as deep as eighteen feet throughout the site. Seventeen for-sale town-homes will be developed on the remaining property. These project features and goals will provide needed housing and development in an area of the city replete with redevelopment opportunity. The provision of 127 dwelling units affordable to persons at the income range described as 30-50% average area median income will contribute in a real and meaningful way towards the goals of providing affordable housing in the City.

2. The development will not be inconsistent with the purpose or the underlying zone. The COMM 22 project is a mixed-use, transit oriented development combining affordable and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for-sale town homes. The office space and live-work lofts will be housed in a rehabilitated warehouse building. The remainder of the development will consist of new construction. In addition to the proposed uses on site, the development will include enhanced plaza areas for public gathering, strong pedestrian connectivity throughout the site, and convenient access to public transportation.

The project site is situated on surplus San Diego City Schools property along the southern side of Commercial Street, between 21st Street and Harrison Avenue. Other than the deviations approved for the project through the Planned Development and Site Development Permit process, the Comm 22 project meets all the relevant development regulations of the CC-3-5 Zone and is an appropriate use of the property within the Southeastern San Diego community.

3. Any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. The proposed development complies with the Southeastern San Diego Community Plan as amended. The proposed deviations are necessary to maximize the use of the land and to provide the highest quality affordable housing development. The deviations are required due in large part as a response to the existing infrastructure at and adjacent to the site, the preservation of a significant historically important building in the community and to achieve a density and intensity of use at the site to create a vibrant dynamic development. The proposed project includes architectural plans that have extensive articulation and fenestration. This level of detail is consistent with the purpose and intent of the planned district and planned development regulations; however, in order to implement the site plan and architecture at this site; to preserve the existing significant structures; and to maximize the density and intensity of development at the site to contribute to the housing stock of the City of San

Diego and commercial development in the community, the proposed deviations are granted. All other requirements comply with the regulations which apply to the project site in accordance with the Land Development Code. Many of the deviations are required in large part as a response to the existing infrastructure at and adjacent to the site, the preservation of a significant historically important building in the community and to achieve a density and intensity of use at the site to create a vibrant dynamic development.

Nine deviations are requested for the project from the Land Development Code sections, tables and one deviation each from the adopted Street Design Manual, Sewer Design Guide and Water Department Facility Design Guidelines. The deviations are to provide relief from the following Land Development Code regulations: 1) 131.0531 and Table 131-5E, 2) 131.0531 and Table 131-5E, 3) Section 131.0531 and Table 131-05E, 4) Section 131.0540(c), 5) Section 131.0552, 6) Section 131.0554 and Table 131-05F, 7) Section 132.0905, 142.0510, 142.0525, 142.0530 and 142.0560, 8) Landscape Regulations Table 142-04D and 9) Section 142.0409(a)1.

- 1) The project proposes to develop Site C at a residential density permitted by the land use plan, where the CC-3-5 zone allows one dwelling unit per 1,500 square feet of lot area or 16.34 units. The project density proposed is 63 units per acre, and the land use plan density range is 30-74 units per acre or 17 dwelling units on Site C. A deviation from the maximum residential density permitted under the CC-3-5 Zone is necessary in order to provide an optimum number of affordable housing units over the total project site, Sites A, B and C;
- 2) The project proposes a maximum front setback of 15 feet where the CC-3-5 Zone allows a maximum front setback of 10 feet. A deviation from the maximum front setback is necessary in order to accommodate a drainage easement along the Commercial Street frontage;
- 3) The project proposes a side and rear setback of five feet where the structure on Site C would be required either be placed at the property line or shall be set back at least ten feet. A deviation from the minimum side and rear setbacks is necessary in order to provide public improvements such as sewer and drainage easements, while achieving maximum residential usage of the site;
- 4) The project proposes zero to four offsetting planes on building facades fronting the public right-of-way where a minimum of six offsetting planes are required per building façade. Without a deviation from the building articulation requirement for individual buildings, three bedroom family dwelling units would be reduced in floor area, to provide the necessary articulation, and would become two bedroom dwelling units. The articulation of the project has been viewed from a perspective of the whole development rather than individual buildings. The provision of articulation on a building by building basis rather than the view of the whole development is not favored over the loss of family oriented dwelling units. The provision of open spaces, courts, and building placement over the whole has been considered rather than a finite examination of the individual buildings. Articulation has been examined in a manner that would examine the sum of the entire development, not just the pieces making up the building units of the

development. Staff supports the deviation to realize the greater benefits from implementing the project;

5) The project proposes less than 50 percent of the street wall between 3 and 10 feet above the sidewalk to be transparent where the CC-3-5 Zone requires a minimum of 50 percent to be transparent. A deviation from the transparency requirement is necessary since garage areas are provided above the sidewalk in-lieu of commercial and residential areas. Garage areas were designed along the street frontage in order to meet parking requirements while maximizing use of the land;

6) The project proposes residential use and residential parking on the ground floor in the front 30 feet of the lot where these uses are prohibited. A deviation from the ground floor restriction necessary in order to maximize the use of the land and to produce an optimum number of units;

7) The project proposes to implement alternative parking standards. Four specific deviations are included in this request. The project will reduce the parking ratio for the senior housing component from 1.0 per unit to 0.60 spaces per unit and provide six total guest parking stalls. The project will provide all of the parking required for Building 1 on Site B. The parking ratio for the commercial retail uses will be 2.1 spaces per 1000 square feet. The project will count tandem parking spaces as two stalls where tandem spaces are normally counted as one space. The project will allow residential parking along the first thirty feet of the lot for Site C where the CC-3-5 zone prohibits parking in this area. The alternative parking standards are requested to facilitate the project's transit-oriented design and inconsideration of the site's irregular lot shapes and the unique site constraints presented by infill development in an older neighborhood which also serves as a telecommunications hub and transit corridor for the City of San Diego. The transit-oriented design focuses on pedestrian activity and use of the trolley system in an effort to alleviate the need to provide parking on each site at the standards presently in effect. The current parking design creates greater efficiencies in the garage plan and allows other uses on the property such as courtyards and open areas and the development of an affordable housing project;

8) The project proposes to allow less than one tree within 30 feet of each parking space along the alley on the southwestern side of Site B. A deviation from the tree planting requirement is necessary due to a SDG&E easement located in this area; and

9) The project proposes to allow unconventional tree spacing along the western portion of Commercial Street. A deviation from the tree spacing requirement is necessary in order to preserve the historic building characteristics, including preservation of the existing ramp, and the deviation is needed for emergency fire access requirements. In order to offset the tree spacing deficiency, the applicant has incorporated enhanced planting in other areas of the project site.

The Street Design Manual deviation will result in greater utilization of the site for the provision of affordable housing and will not negatively impact the provision of public services or facilities. Commercial Street is a 2-Lane Collector as shown in the

Southeastern San Diego Community Plan's Transportation element. The curb-to-property line distance in the current Street Design Manual for this street classification is twelve to fifteen feet. In the case of a twelve foot parkway, a five foot general utility easement is required. The project will provide a ten foot parkway to allow the right-of-way to remain at the edge of the proposed drainage culvert and not reduce the area available for development of the site.

The Sewer Design Guide deviation will allow a new public improvement while preserving the existing trolley line without disruption to service and result in a safe facility. The project will install the new wastewater line on Commercial as close to the south curb line as possible. The ideal location would normally be beneath the parking lane within the right-of-way. To preserve the integrity of the trolley line, the new wastewater line will be located as far from the trolley tracks as possible to facilitate construction with the least impact on the tracks and the east bound driving lane of Commercial Street.

The Water Department Facility Design Guidelines deviation will locate a new water main in the 22nd. Street right-of-way yet beneath the curb and sidewalk under the pedestrian pop-outs at the intersection of 22nd. and Commercial Street. This will facilitate the reconnection of the water main to the existing ten inch main at the vacated Irving and Commercial Streets. Locating the water main further into Commercial Street could require construction extremely close to the existing trolley tracks potentially resulting in an interruption of service.

Without the approval of the proposed deviations the applicant will not be able to provide the 197 affordable housing units. The existing site is extremely constrained by existing improvements in the right-of-way, the San Diego trolley in Commercial Street, several existing easements crossing the property and other infrastructure improvements necessary to construct the project. These existing conditions and required improvements impact the area of the site available to develop the project. If required to adhere to the strict requirements of the regulations the project site area will be reduced and result in a direct causal reduction of the number of affordable housing units provided in the project. The applicant is a non-profit organization dedicated to building affordable housing projects and no correlation exists between the quantity of dwelling units and any goal of achieving gross profit, as none exists. The deviations are absolutely necessary to provide the greatest number of affordable housing units in the project on a very constrained urban infill site. When considering the benefits the proposed project would bring to the community and City, staff supports these deviations. Other than the deviations listed above, the proposed project will comply with all other regulations of the Land Development Code and all Council policies relevant to the site.

Southeast San Diego Planned District - Section 103.1701

1. The proposed use and project design meet the general purpose and intent of this division of the Municipal Code, complies with the recommendations of the Southeast San Diego Planned District for this site, and will not adversely affect the Southeast San Diego Community Plan, the City's Progress Guide and General Plan or other applicable plans adopted by the City Council in effect for this site. With the adoption of the amendment to the Southeastern San Diego Community Plan the proposed project will be consistent with the land use plan, the Progress Guide and General Plan. The commercial project with a residential component will encourage community serving retail, civic and office uses at the site. The deviations granted through the Planned Development and Site Development Permit are required due in large part as a response to the existing infrastructure at and adjacent to the site, the preservation of a significant historically important building in the community and to achieve a density and intensity of use at the site to create a vibrant dynamic development. The balance of uses, design of the structures and use of proposed materials will result in a quality development consistent with the urban design standards contained in the Southeastern San Diego Planned District Ordinance. The site is zoned CC-3-5 and the project meets the criteria of the zoning regulations, as allowed through the approval of a Planned Development Permit.

2. The proposed development shall be compatible with existing and planned land uses on adjoining properties and shall not constitute a disruptive element to the surrounding neighborhood and community. Architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable. The project will be compatible with and not constitute a disruptive element to the surrounding neighborhood and community. The surrounding land uses include commercial and residential uses. The proposed project will provide both commercial and residential uses. Commercial uses exist to the west and north, residential uses exist to the east and south. Necessary parking will be provided on the site, all lighting will be shielded, trash bins will be enclosed and screened, fencing will be discreet and screened with landscaping, buildings will be articulated and constructed using quality materials and discreet colors, signage will be the minimum necessary and comply with the City-wide regulations, open space uses in patios and courtyards will include seating, urban art forms, landscaping and plaza water features.

The project will create long term value and offers flexibility in terms of architectural design, parking access and phasing in the community. Unique roof forms will provide an opportunity for creation of solar generated power while creating a new building typology in forms reinterpreting the historic character of the warehouse district. Diverse window patterns, contemporary materials of metals, glass and textures will be incorporated into the final design and construction. Building articulation and variety in colors will provide a dynamic urban aesthetic. Each of the buildings will present a unique architectural quality composing a sense of individuality. Convenient retail and commercial services will provide necessary neighborhood enterprise and social opportunity. The height of the proposed project will be consistent with other commercial buildings in the neighborhood. Direct and focused pedestrian connections from the public rights-of-way through the

project will create an openness to the project and encourage pedestrian activity from existing adjacent uses. Massing, articulation, detailing, materials and colors will create a harmonious project in the community and will provide proper balance and contrast.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The permit granted for the project includes conditions to address health, safety and welfare of persons residing and or working in the area. The project will enhance other properties in the vicinity. The existing construction at the project site included Best Management Practices for the construction activity to address storm water runoff and is conditioned by Site Development Permit No. 415853, Planned Development Permit No. 454025 and Conditional Use Permit No. 431367 to continue the ongoing permanent Best Management Practices maintenance, will comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. All individual structures will be reviewed by professional staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structure will meet or exceed the current regulations. As such the proposed development will not be detrimental to the public health, safety, and welfare.

The permit controlling the development and continued use of the development proposed for this site contains conditions addressing the project compliance with the City's regulations and other regional, state and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls intended to assure the continued health, safety and general welfare of persons residing or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The recent amendment of the Southeastern San Diego Community Plan includes provisions to facilitate the project. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

4. The proposed use will comply with the relevant regulations of the municipal code in effect for this site. The project has been determined to comply with the Southeastern San Diego Community Plan and the CC-3-5 use and development regulations relevant to the COMM 22 parcel, except as specifically allowed through the approval of a Planned Development and Site Development Permit. Nine deviations are approved with this project from the Land Development Code sections, tables and one deviation each from the adopted Street Design Manual, Sewer Design Guide and Water Department Facility Design Guidelines, as allowed in the Planned Development and Site Development Permit regulations. All other regulations of the CC-3-5 zone will be complied with for the life of the development. No deviations are granted which will

endanger or threaten the safety or health of any persons living or working in the neighborhood or community.

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

- 1. The proposed development will not adversely affect the applicable land use plan.** The COMM 22 project is a mixed-use, transit oriented development combining affordable and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for-sale town homes. Refer to Site Development Permit Finding No. 1 above for additional detail.
- 2. The proposed development will not be detrimental to the public health, safety, and welfare.** The COMM 22 project is a mixed-use, transit oriented development combining affordable and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for-sale town homes. Refer to Site Development Permit Finding No. 2 above for additional detail.
- 3. The proposed development will comply with the regulations of the Land Development Code.** The COMM 22 project is a mixed-use, transit oriented development combining affordable and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for-sale town homes. Refer to Site Development Permit Finding No. 3 above for additional detail.
- 4. The proposed development, when considered as a whole, will be beneficial to the community.** The existing warehouse building will be renovated and expanded to accommodate approximately 62,180 square feet of office and live work space. These spaces will be leased to local artists, small businesses and professionals and a 4,800 square foot bank in the community. Seventy dwelling units of affordable senior housing and a 5,447 square foot day care facility will be built above a single level underground parking garage on the remainder of the lot. One hundred twenty-seven dwelling units of affordable family housing and 12,945 square feet of retail space will be developed on the former maintenance facility and storage yard sites. Family units will be constructed as stacked flats over retail and two levels of underground parking. Two levels of subterranean parking are possible due to native soil being as deep as eighteen feet throughout the site. Seventeen for-sale town-homes will be developed on the remaining property. These project features and goals will provide needed housing and development in the community. The provision of 127 dwelling units affordable to persons at the income range described as 30-50% average median income will contribute in a real and meaningful way towards the goals of providing affordable housing in the City. Though the project will include several deviations to accommodate the design of the project, the resulting benefits of the project will be positive for the community and City of San Diego.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. Granting the proposed deviations will result in the development of an affordable, senior and market rate housing and mixed commercial project at an urban infill site owned by the San Diego School District which has several utility and drainage easements transecting the site in addition to the adjacent San Diego Trolley line which is aligned down the center of Commercial Street. The project site is situated on San Diego School District property along the southern side of Commercial Street, between 21st Street and Harrison Avenue. The proposed development complies with the Southeastern San Diego Community Plan and site-specific development regulations for the COMM 22 parcels, except as allowed through the approval of a Planned Development and Site Development Permit. Refer to Supplemental Findings--Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings, Finding number 3 for additional information.

The current site plan allows the project to achieve an optimal density and creates open space areas and courtyards rather than dedicating these spaces for parking uses. These deviations have been determined to result in a superior project which will amplify the positive effects emanating from the project without which the project would not be constructed. The deviations will result in a more desirable project and without these minor deviations the benefits of providing the project would not be realized.

Conditional Use Permit - Section 126.0305

1. The proposed development will not adversely affect the applicable land use plan. The COMM 22 project is a mixed-use, transit oriented development combining affordable and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for-sale town homes. Refer to Site Development Permit Finding No. 1 above for additional detail.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The COMM 22 project is a mixed-use, transit oriented development combining affordable and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for-sale town homes. Refer to Site Development Permit Finding No. 2 above for additional detail.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code. The COMM 22 project is a mixed-use, transit oriented development combining affordable and senior housing with day care facilities, community serving commercial and retail space, office space, market rate live-work lofts, and for-sale town homes. Refer to Site Development Permit Finding No. 3 above for additional detail.

4. The proposed use is appropriate at the proposed location. The COMM 22 project is a mixed-use, transit oriented development combining affordable family and senior housing with day care facilities, community serving commercial and retail space,

office space, market rate live-work lofts, and for-sale town homes. The office space and live-work lofts will be housed in a rehabilitated warehouse building. The remainder of the development will consist of new construction. In addition to the proposed uses on site, the development will include enhanced plaza areas for public gathering, strong pedestrian connectivity throughout the site, and convenient access to public transportation.

The project site is surplus San Diego City Schools property along the southern side of Commercial Street, between 21st Street and Harrison Avenue. The proposed mixed use commercial development on 4.58 acres of a site is designated for Community Commercial uses in the Southeastern San Diego Community Plan. The community commercial designation and the application of the CC-3-5 zone to the site is intended to accommodate development with a high intensity, pedestrian orientation with a maximum of one dwelling unit per 1,500 square feet of lot area where the minimum lot coverage is thirty-five percent, the allowed floor area ratio is 2.0 and the maximum height of the buildings may be one hundred feet. With the adoption of the amendment to the Southeastern San Diego Community Plan, the proposed project is consistent with the policies and guidelines of the Plan. The senior housing segment of the project will be located adjacent to a child care center, community serving retail uses and will have convenient access to public transportation and the San Diego Trolley line within Commercial Street. The proposed project is an excellent use for the unused site and will provide a substantial benefit to the community and City of San Diego. For additional supporting information refer to Southeast San Diego Planned District Finding No. 2 above.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Site Development Permit [SDP] No. 415853, Planned Development Permit [PDP] No. 454025 and Conditional Use Permit [CUP] No. 431367 is granted to San Diego to San Diego Unified School District, A school district organized and existing under the laws of the State of California, Owner, and COMM 22, LLC, a California limited liability corporation,

Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: MICHAEL AGUIRRE, City Attorney

By

Shirley Edwards
Deputy City Attorney

ATTY/SEC. INITIALS

DATE

Or.Dept:Clerk

R-INSERT

Form=permitr.frm(61203wct)

Reviewed by John S. Fisher

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 424564

Site Development Permit No. 415853, Planned Development Permit No. 454025
and Conditional Use Permit No. 431367

COMM 22 [MMRP] PTS#122002

City Council

DRAFT

This Site Development Permit [SDP] No. 415853, Planned Development Permit [PDP] No. 454025 and Conditional Use Permit [CUP] No. 431367 is granted by the Council of the City of San Diego to San Diego Unified School District, A school district organized and existing under the laws of the State of California, Owner, and COMM 22, LLC, a California limited liability corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501, 126.0601 and 126.0301. The 4.58 acre site is located at 2101, 2107, 2145 Commercial Street and 1826 Irving Avenue in the CC-3-5 Zone of the Southeastern San Diego Community Plan area. The project site is legally described as [see attached legal description, Exhibit "B"].

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop a project with 252 dwelling units, 27,835 square feet of commercial retail and office space and a 5,447 square foot child day care facility for a maximum of 74 children and 13 staff. Of the 252 dwelling units, the project would provide 27 market rate live/work lofts, 11 studio apartments, 127 affordable family and 70 senior housing apartments, and 17 for-sale market rate condominiums. The office space and live-work lofts will be housed in a rehabilitated warehouse building. The remainder of the development will consist of new construction, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. A mixed use commercial and residential development with 252 dwelling units, 27,835 square feet of commercial retail and office space and a 5,447 square foot child day care facility for a maximum of 74 children and 13 staff. Of the 252 dwelling units, the project would provide 27 market rate live/work lofts, 11 studio apartments, 127

affordable family and 70 senior housing apartments, and 17 for-sale market rate condominiums. The office space and live-work lofts will be housed in a rehabilitated warehouse building. The remainder of the development will consist of new construction;

Nine deviations are approved with this project from the Land Development Code sections, tables and one deviation each from the adopted Street Design Manual, Sewer Design Guide and Water Department Facility Design Guidelines. The deviations are to provide relief from the following Land Development Code regulations: 1) 131.0531 and Table 131-5E, 2) 131.0531 and Table 131-5E, 3) Section 131.0531 and Table 131-05E, 4) Section 131.0540(c), 5) Section 131.0552, 6) Section 131.0554 and Table 131-05F, 7) Section 132.0905, 142.0510, 142.0525, 142.0530 and 142.0560, 8) Landscape Regulations Table 142-04D and 9) Section 142.0409(a)1. Specifically these deviations are:

- 1) Develop Site C with 17 dwelling units;
- 2) Maximum front setback of 15 feet where the CC-3-5 Zone allows a maximum front setback of 10 feet;
- 3) Side and rear setback of five feet where the structure on Site C would be required either be placed at the property line or shall be set back at least ten feet;
- 4) Zero to four offsetting planes on building facades fronting the public right-of-way where a minimum of six offsetting planes are required per building façade;
- 5) Less than 50 percent of the street wall between 3 and 10 feet above the sidewalk to be transparent where the CC-3-5 Zone requires a minimum of 50 percent to be transparent;
- 6) Residential use and residential parking on the ground floor in the front 30 feet of the lot where these uses are prohibited;
- 7) Implement alternative parking standards. Four specific deviations are included in this request: reduce the parking ratio for the senior housing component from 1.0 per unit to 0.60 spaces per unit and provide six total guest parking stalls; provide all of the parking required for Building 1A on Site B; parking ratio for the commercial retail uses will be 2.1 spaces per 1000 square feet; count tandem parking spaces as two stalls where tandem spaces are normally counted as one space; and allow residential parking along the first thirty feet of the lot for Site C where the CC-3-5 zone prohibits parking in this area.
- 8) Less than one tree within 30 feet of each parking space along the alley on the southwestern side of Site B; and
- 9) Unconventional tree spacing along the western portion of Commercial Street.

The Street Design Manual deviation allows for a ten foot parkway along Commercial Street; the Sewer Design Guide deviation allows installation of the new wastewater line on Commercial as close to the south curb line as possible; and the Water Department Facility Design Guidelines deviation allows a new water main in the 22nd Street right-of-way yet beneath the curb and sidewalk under the pedestrian pop-outs at the intersection of 22nd and Commercial Street and at Harrison Avenue and Commercial Street.

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make

litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 122002, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 122002 satisfactory to the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

**Paleontological Resources,
Historical (Archaeological and Architecture),
Human Health and Public Safety (Hazardous Materials) and
Transportation/Circulation**

15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

16. Prior to foundation inspection, the Owner/Permittee shall submit a copy of the approval of the property mitigation plan from the lead agency under the California EPA Site Designation Program, to the satisfaction of the City Manager.

17. Prior to the final inspection, the Owner/Permittee shall submit evidence of the approval of the implementation of the property mitigation plan by the lead agency under the California EPA Site Designation Program, to the satisfaction of the City Manager.

AFFORDABLE HOUSING REQUIREMENTS:

18. The project is subject to the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance, SDMC §142.1300. The Owner/Permittee has elected to provide 197 affordable housing units on-site as detailed on the conceptual plans and in the project description. Prior to receiving the first residential building permit, the Owner/Permittee must enter into an agreement with the San Diego Housing Commission to assure the restricted units are built and occupied by the appropriate households.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any engineering permits for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a forty square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

20. Prior to issuance of any construction permits for buildings, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A."

21. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

22. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.

24. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

25. No fewer than 485 off-street parking spaces (447 spaces required) of which 13 spaces are accessible parking spaces, 21 motorcycle spaces, 78 bicycle spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," on file in the Office of the Development Services Department. Parking spaces shall comply at all times with requirements of the Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

This will provide the project the flexibility to repond to necessary and unavoidable changes in design as long as the total number of parking spaces is between the required 447 and proposed 485 spaces.

26. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

27. All signs associated with this development shall be consistent with sign criteria established by sign regulations of the City-wide sign regulations.

28. The Owner/Permittee shall post a copy of the approved discretionary permit and Vesting Tentative Map in the sales office for consideration by each prospective buyer.

29. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

30. The Owner/Permittee shall provide a shared parking agreement between Site A and Site B in order to provide 112 parking spaces in buildings 2 and 3 to be utilized by proposed uses in buildings 1 and 1 A as described on Exhibit A, satisfactory to the City Engineer.

31. Prior to the issuance of the first building permit, the Owner/Permittee shall revise floor plans of proposed units in buildings 4A and 4C to modify dimensions of tandem garages to a minimum clear parking area of 9.5' (width) x 37' (depth), satisfactory to the City Engineer.

32. Prior to the issuance of the first building permit, the Owner/Permittee shall provide enhanced vehicular paving within property boundaries only and not within the public right-of-way including public alleys and streets, satisfactory to the City Engineer.

33. Prior to the issuance of the first building permit, the Owner/Permittee shall provide a minimum of 12 feet from the edge line of the existing trolley line and where on-street parking is provided there shall be a minimum of 20 foot separation, satisfactory to the City Engineer.

34. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 by Resolution R-296141, satisfactory to the City Engineer. This may require, yet not be limited to, installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

WASTEWATER REQUIREMENTS:

35. Prior to the issuance of any grading permits, the Owner/Permittee shall relocate onsite public sewer mains, satisfactory to the Metropolitan Wastewater Department Director. All associated public easements shall be vacated, satisfactory to the Metropolitan Wastewater Department Director.

36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the upgrade and construction of all public sewer facilities deemed necessary by the accepted sewer study, satisfactory to the Metropolitan Wastewater Department Director.

37. Prior to the issuance of any grading permits, the Owner/Permittee shall grant adequate sewer, and/or access easements, including vehicular access to each manhole, for all public sewer facilities that are not located within public the right of way, satisfactory to the Metropolitan Wastewater Department Director.

38. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.

39. Prior to the issuance of any public improvement or building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for all approved structures or landscaping, including private sewer facilities and enhanced paving, installed in or over any sewer easement.

40. Prior to the issuance of any grading permits, the Owner/Permittee shall provide a letter of permission from each property owner whose private lateral will be relocated due to this development.

41. Prior to the issuance of any grading permits, the existing public sewer mains that are to be relocated shall be inspected using a closed-circuit television (CCTV) by a California Licensed Plumbing Contractor to verify all laterals are reconnected to the proposed new public sewer main.

42. Prior to the issuance of any grading permits, the Owner/Permittee shall record a permanent Encroachment Removal and Maintenance Agreement for the curbs and surface improvements located within 10 feet of public sewer mains, satisfactory to the Metropolitan Wastewater Department Director.

43. Prior to the issuance of any engineering or building permits, the Owner/Permittee shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of onsite private sewer mains that serve more than one ownership.

44. The Owner/Permittee shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

45. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

46. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of the public water facilities, as identified in the accepted water study, necessary to serve this development, in a manner satisfactory to the Water Department Director and the City Engineer, maintaining redundancy throughout the phasing of construction.

47. Prior to the issuance of any building permits, the Owner/Permittee shall cut, plug, and abandon the existing public water facilities, located within the portion of Irving Avenue right-of-way proposed to be vacated traversing the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

48. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s), including domestic, fire and irrigation, in a manner satisfactory to the Water Department Director and the City Engineer.

49. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director and the City Engineer. The Water Department will not allow the BFPDs to be located below grade or within any proposed structure.

50. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director, and the City Engineer. Any proposed fire hydrant installation not conforming to Water Department standards for public fire hydrants, shall be private.

51. Prior to the issuance of any building permits, the Owner/Permittee shall provide CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single unit or lot.

52. Prior to the issuance of any building permits, the Owner/Permittee shall process Encroachment Maintenance and Removal Agreement (EMRA) for all acceptable encroachments

of structures or landscaping into any easement containing public water facilities. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

53. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

54. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, as shown on approved Exhibit "A," shall be modified at final engineering to comply with standards.

MTS REQUIREMENTS:

55. Before construction begins the Owner/Permittee must contact Tim Allison MTS right-of-way manager, at (619-699-4903) to determine if a right-of-entry permit will be required.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Council of the City of San Diego on [date and resolution number] .

Permit Type/PTS Approval No.: SDP No. 415853, PDP No.
454025 and CUP No. 431367

Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Patti Boekamp
Interim Development Services Director

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**San Diego Unified School District,
A school District organized and existing
Under the laws of the State of California
Owner**

By _____
Peter M. Iverson
Interim Executive Director, Facilities
San Diego Unified School District

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

COMM 22, LLC
a California limited liability corporation
Permittee

By _____
Arnulfo Manriquez
COMM 22, LLC
Chief Operations Officer
Metropolitan Area Advisory Committee on
Anti Poverty of San Diego County
Inc., A California nonprofit public benefit
corporation

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

COMM 22 Ownership Disclosure

San Diego City School District,
California Department of Education, Owner, and
COMM 22, LLC, Applicant

COMM 22, LLC is composed of three partners:

BRIDGE Economic Development Corporation,
a Nonprofit Public Benefit Corporation;

MAAC Project
a Nonprofit Public Benefit Corporation; and

Bronze Triangle CDC,
a Nonprofit Public Benefit Corporation.

BRIDGE Economic Development Corporation, Board of Directors:

Carol Galante, President
Lydia Tan, Vice President
Susan Johnson, Vice President/Secretary
D. Kemp Valentine, Vice President/CFO

MAAC Project, Board of Directors:

Antonio Pizano, President/CEO
Roger E. Caldwell, Vice President
Austin Foye, CFO

Bronze Triangle CDC, Board of Directors:

Gale R. Walker, President
Rev. John Green, Vice President
Ronisha Slack, Secretary
Kursat Misrolioglu, CFO

PROJECT DATA SHEET		
PROJECT NAME:	COMM 22 – Project 122002	
PROJECT DESCRIPTION:	252 dwelling units, 27,835 square feet of commercial retail and office space and a 5,447 square foot child day care facility for a maximum of 74 children and 13 staff. Of the 252 dwelling units, the project would provide 27 market rate live/work lofts in an existing warehouse, 11 studio apartments, 127 affordable family and 70 senior housing apartments, and 17 for-sale market rate condominiums.	
COMMUNITY PLAN AREA:	Southeastern San Diego	
DISCRETIONARY ACTIONS:	Land Use Plan Amendment, Rezone, Public Right-of-Way & Easement Vacation, Vesting Tentative Map, Planned Development Permit, Conditional Use Permit, and Site Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial Mixed Use	
ZONING INFORMATION: ZONE: CC-3-5 HEIGHT LIMIT: 100 feet LOT SIZE: 2,500 square feet FLOOR AREA RATIO: 2.0 plus 2.0 for mixed use (4.0 maximum) FRONT SETBACK: 0 feet minimum, 10 feet maximum SIDE SETBACK: 10 feet, option for 0 feet. STREETSIDE SETBACK: 0 feet minimum, 10 feet maximum REAR SETBACK: 10 feet, option for 0 feet. PARKING: 485 parking spaces required.		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial; I-1.	Commercial Street and Trolley Line.
SOUTH:	Multi-family; MF-3000.	Single and multi-family units.
EAST:	Industrial and Multi-family; I-1 and MF-3000.	Recycling collection and single family units.

WEST:	Industrial and Multi-family; I-1 and MF-3000.	Storage warehouse, single and multi-family units.
DEVIATIONS OR VARIANCES REQUESTED:	<p>1) Develop density of the land use plan which exceeds base zone density;</p> <p>2) Maximum front setback of 15 feet where the CC-3-5 Zone allows a maximum front setback of 10 feet;</p> <p>3) Side and rear setback of five feet where the structure on Site C would be required either be placed at the property line or shall be set back at least ten feet;</p> <p>4) Zero to four offsetting planes on building facades fronting the public right-of-way where a minimum of six offsetting planes are required per building façade;</p> <p>5) Less than 50 percent of the street wall between 3 and 10 feet above the sidewalk to be transparent where the CC-3-5 Zone requires a minimum of 50 percent to be transparent;</p> <p>6) Residential use and residential parking on the ground floor in the front 30 feet of the lot where these uses are prohibited;</p> <p>7) Implement alternative parking standards.</p> <p>8) Less than one tree within 30 feet of each parking space along the alley on the southwestern side of Site B; and</p> <p>9) Unconventional tree spacing along the western portion of Commercial Street.</p>	
COMMUNITY PLANNING GROUP RECOMMENDATION:	<p>On September 18, 2007 the Southeastern San Diego Community Planning Committee voted 7:0:0 to recommend approval of the proposed actions, with concerns</p>	

DEVELOPMENT SERVICES
Project Chronology
Carmel Valley Neighborhood 10 - PTS# 72526

Date	Action	Description	City Review Time	Applicant Response
10/07/05	First Submittal	Project Deemed Complete		
12/06/05	First Assessment Letter		60 days	
07/26/06	Second Submittal			232 days
08/30/06	Second Review Complete		35 days	
03/07/07	Third Submittal			189 days
04/06/07	Third Review Complete		30 days	
05/02/07	Fourth Submittal			26 days
05/23/07	Fourth Review Complete		21 days	
05/23/07	Issues Complete		0 days	
06/21/07	Public Hearing		29 days	
TOTAL STAFF TIME			175 days	
TOTAL APPLICANT TIME				447 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	20 months and 22 days	

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FILED

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CITY CLERK'S OFFICE
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SAN DIEGO, CALIF.

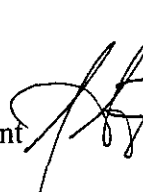


THE CITY OF SAN DIEGO
MAYOR JERRY SANDERS

MEMORANDUM

DATE: October 4, 2007

TO: Planning Commission

FROM: John S. Fisher, Development Services Department 

SUBJECT: PTS# 122002, COMM 22, Corrected Attachment 19

REFERENCE: Report to the Planning Commission, Report No. PC-07-141

Attachment 19 provided with the Report to the Planning Commission, Report No. PC-07-141 for the COMM 22 project is incorrect. Please disregard the Attachment 19 provided with the report and instead consider the Attachment 19 provided herein and attached. Staff regrets the error.

Thank you.

John S. Fisher

JSF/ps

Attachment: 1. Attachment 19

Distribution:

Sabrina Curtin, Secretary to the Planning Commission, MS 402

2007 OCT 12 PM 10:31
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RECEIVED

DEVELOPMENT SERVICES
Project Chronology
COMM 22 - PTS# 122002

Date	Action	Description	City Review Time	Applicant Response
5/15/07	First Submittal	Project Deemed Complete		
6/14/07	First Assessment Letter		22 days	
07/25/07	Second Submittal			29 days
08/10/07	Second Review Complete		12 days	
09/05/07	Third Submittal			18 days
09/17/07	Third Review Complete		5 days	
09/17/07	Issues Complete		0 days	
10/11/07	Public Hearing		18 days	
TOTAL STAFF TIME			57 days	
TOTAL APPLICANT TIME				47 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	3 months and 14 days	

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